



T H E  
R E T R E A T  
P A R B O L D

## GUIDE PRICING

Phase I - A limited collection of large four and five bedroom detached and semi-detached energy efficient newly built homes.

### ❁ THE ESSENDON ❁

**Expansive six bedroom detached home with garage, garden and balcony**

Generous dual aspect living/dining room featuring bi-folding and French doors leading out onto the large private garden. High specification kitchen with feature island unit and integrated appliances. Additional dual aspect light filled formal lounge with access out onto the garden.

The first floor hosts the exceptional full-width master suite which includes an extensive dressing room, bath and dual shower en-suite as well as French doors leading to the private balcony. The guest suite is also complete with dressing area and en-suite whilst the further two double bedrooms are complimented by the family bathroom.

The top floor hosts two flexible spaces which can be utilised as generously sized bedroom or entertainment rooms. There is also a second bathroom and storage on the top floor.

This property offers a spacious utility room, powder room with boot room, cloakroom, integral garage and driveway parking.

**Plot 001 - £1,300,000**



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Prices issued 21/11/24 and are correct at the time of going to print. P J Livesey reserve the right to amend pricing, specification or offers at any point after publication. Inclusions of carpets, wardrobes and extras are plot specific, please ask sales teams for more information.

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## ❁ THE HAYLE ❁

### Spacious five bedroom detached home with garage, garden and balcony

Large light filled living/dining room featuring bi-folding doors leading out onto the private garden. Recessed high specification kitchen with feature breakfast bar and integrated appliances. Additional bay fronted formal lounge.

The first floor hosts a stunning guest bedroom suite featuring dressing room, luxury en-suite and French doors leading to the private balcony. Also on the first floor, bedroom three comes complete with en-suite whilst the further two double bedrooms are complimented by the luxury family bathroom.

The top floor hosts an exceptional full-width master bedroom with large dressing area, high specification en-suite and storage area.

This property also offer a spacious utility room, powder room with bootroom, integral garage and driveway parking.

**Plot 003 - RESERVED**

**Plot 004 - £1,100,000**

## ❁ THE WESTWOOD ❁

### Distinctive four bedroom detached home with garage and garden

Magnificent dual aspect living/dining room featuring bi-folding doors leading out onto the private garden. Recessed high specification kitchen with feature breakfast bar and integrated appliances. Additional formal lounge with feature full length window.

The first floor hosts a large master bedroom suite featuring dressing room and luxury en-suite. Bedroom two comes complete with en-suite whilst the further two double bedrooms are complimented by the family bathroom.

This property also offer a utility area, powder room, cloakroom, integral garage and driveway parking.

**Plot 006 - RESERVED**

**Plot 007 - RESERVED**

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# THE CLAYBURY

## Executive four bedroom semi-detached home with garden and driveway parking

Bright and spacious living/dining room featuring bi-folding doors leading out onto the private garden. Recessed bespoke fitted kitchen with feature breakfast bar and integrated appliances.

The master bedroom sits on the first floor and is complete with en-suite whilst bedroom two and three are complimented by the family bathroom.

The top floor hosts an additional double bedroom complete with en-suite and storage spaces.

This property also offer a downstairs powder room, cloakroom and driveway parking.

**Plot 008 - £649,950**

**Plot 009 - £629,950**

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