



# KINGS COURT

W O M B W E L L



*Where dreams come true...*

## KINGSCOURT

Kings Road, Wombwell, S73 ODW

**A stunning development of**  
34 high specification 2, 3 and 4 bedroom homes



BUILDING EXCELLENCE  
AWARDS 2016  
REGIONAL WINNER



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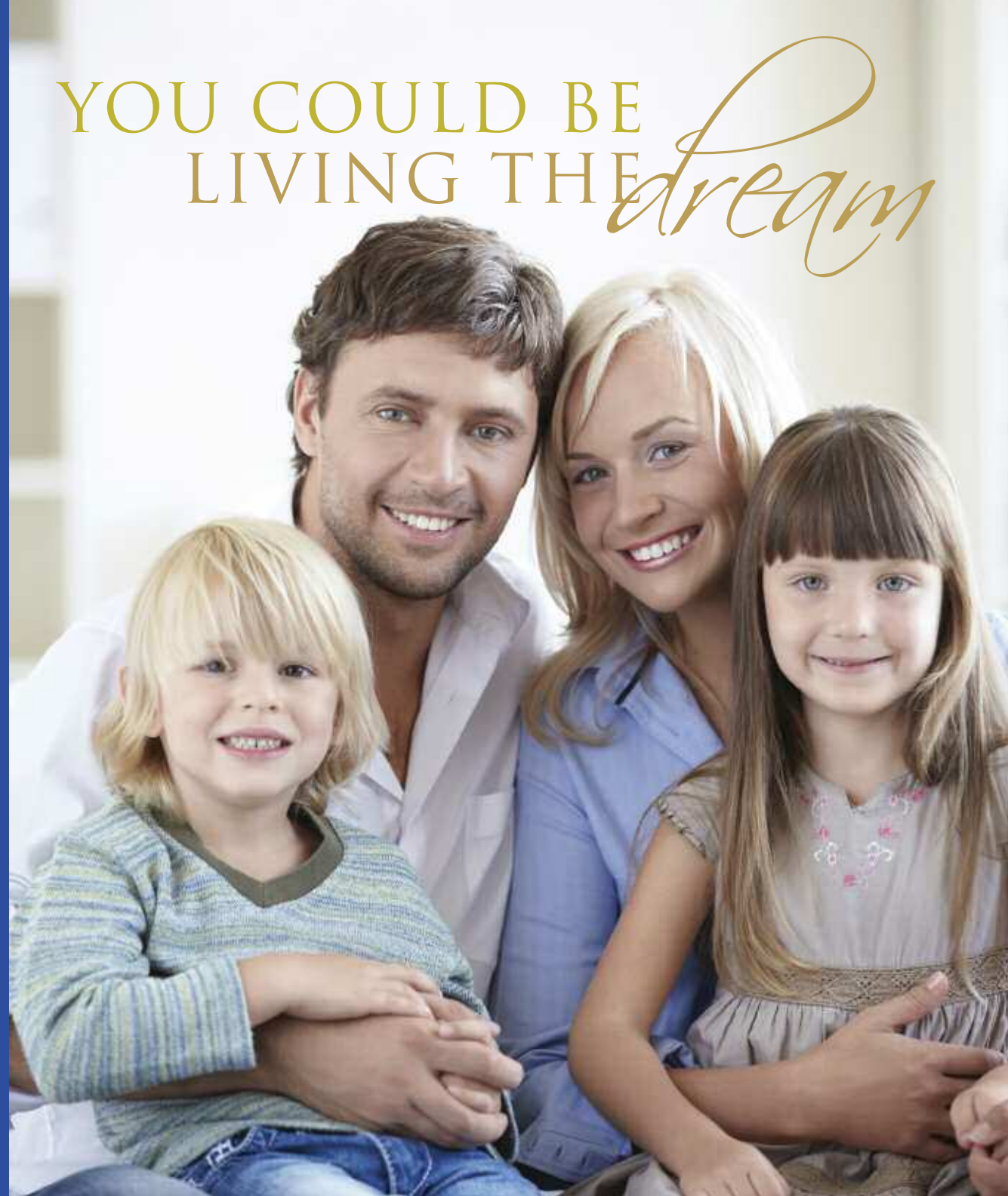
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# YOU COULD BE LIVING THE *dream*



## KINGS COURT

W O M B W E L L

Kings Court is conveniently situated on Kings Road, close to a wide choice of local amenities including restaurants, high street stores and many local businesses. The area is served by good bus links and the A6195 Dearne Valley Parkway provides easy access to the M1. Wombwell railway station is less than one mile away.

**The stunning new development is an ideal location** for a variety of buyers including families with active lifestyles, downsizers and professionals.

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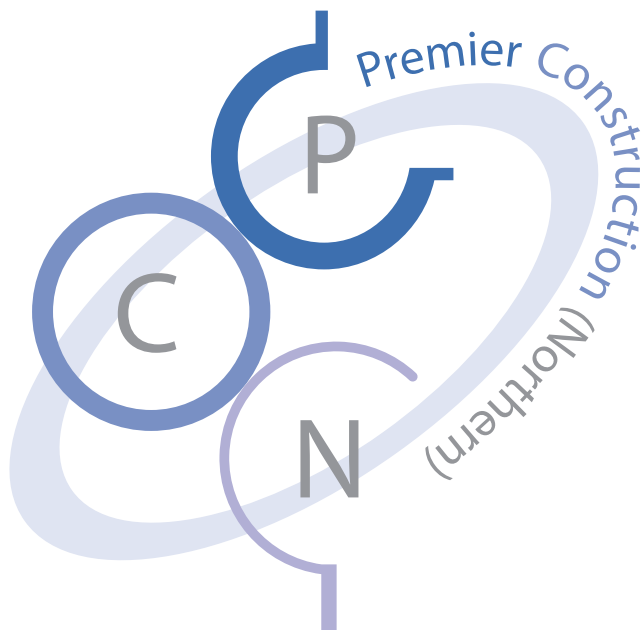
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## ABOUT THE DEVELOPER

Premier Construction (Northern) is a new homes developer based in Barnsley, South Yorkshire, with an enviable reputation for quality and attention to detail.

Our aim is to continually improve the local area by taking derelict, run down sites and developing them in order to deliver much needed homes into the community. Every property meets the highest of standards whilst delivering effective, usable spaces in respect of the highway, garden and property designs.

PCN has at its core an experienced team of construction industry professionals which allows us to provide a highly personal and flexible approach, from initial concept right through to completion to make every house feel like a home. We also offer an excellent after-sales service to give our valued customers complete peace of mind.

All our management, supervision and construction employees are fully trained and qualified in all current building practices and share our philosophy of exceeding customer expectations, and promoting safe working practice at all times.

PCN has built in excess of 60 high specification and energy efficient new homes within the popular residential neighbourhood of Wombwell over the last five years, with Kings Court set to take us over the landmark 100th property built in the area.

# SITE PLAN

Click on house type to view

-  **THE KIRKBY**  
2 bedroom bungalow
-  **THE FULLWOOD**  
3 bedroom home
-  **THE HORNBY**  
3 bedroom home
-  **THE CARLTON**  
3 bedroom home
-  **THE GROVE**  
3 bedroom home
-  **THE JERSEY**  
4 bedroom home
-  **THE DENTON**  
4 bedroom home
-  **THE ALLERTON**  
4 bedroom home





# THE ALLERTON

4 bedroom home

[Click on floor plans to enlarge](#)



| Ground floor       | mm            | Feet and inches |
|--------------------|---------------|-----------------|
| Lounge             | 5125* x 3730* | 16'10" x 12'3"* |
| Kitchen / Dining   | 6225 x 3075   | 20'5" x 10'1"   |
| Family Area        | 3050 x 2300   | 10'0" x 7'7"    |
| Utility            | 2035 x 1640   | 6'8" x 5'5"     |
| <b>First floor</b> |               |                 |
| Bed 1              | 4160 x 3730*  | 13'8" x 12'3"*  |
| En-suite           | 2140 x 1235   | 7'1" x 4'1"     |
| Bed 2              | 3375 x 3190   | 11'1" x 10'6"   |
| Bed 3              | 3525* x 3240  | 11'7" x 10'8"   |
| Bed 4              | 3200 x 2655   | 10'6" x 8'9"    |
| Bathroom           | 1875 x 1870   | 6'2" x 6'2"     |



Note: All dimensions are approximate  
\*Denotes Maximum Room Dimension

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# THE CARLTON

3 bedroom home

[Click on floor plans to enlarge](#)



| Ground floor          | mm            | Feet and inches      |
|-----------------------|---------------|----------------------|
| Lounge                | 5200* x 3400* | 17' 5''* x 11' 2''*  |
| Family/Dining/Kitchen | 5200* x 5200* | 17' 5''* x 16' 9''*  |
| <b>First floor</b>    |               |                      |
| Bed 1                 | 3300* x 4700* | 10' 10''* x 15' 5''* |
| En-suite              | 2100 x 1325   | 6' 11" x 4' 4"       |
| Bed 2                 | 3300* x 3825* | 10' 10''* x 12' 7''* |
| Bed 3                 | 2300 x 2450   | 7' 7" x 8' 1"        |
| Bathroom              | 2100 x 1700   | 6' 11" x 5' 7"       |

Note: All dimensions are approximate  
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# THE CARLTON (SPECIAL)

3 bedroom home

[Click on floor plans to enlarge](#)



| Ground floor          | mm            | Feet and inches      |
|-----------------------|---------------|----------------------|
| Lounge                | 5200* x 3400* | 17' 5''* x 11' 2''*  |
| Family/Dining/Kitchen | 5200* x 5200* | 17' 5''* x 16' 9''*  |
| <b>First floor</b>    |               |                      |
| Bed 1                 | 3300* x 4700* | 10' 10''* x 15' 5''* |
| En-suite              | 2100 x 1325   | 6' 11" x 4' 4"       |
| Bed 2                 | 3300* x 3825* | 10' 10''* x 12' 7''* |
| Bed 3                 | 2300 x 2450   | 7' 7" x 8' 1"        |
| Bathroom              | 2100 x 1700   | 6' 11" x 5' 7"       |



Note: All dimensions are approximate  
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# THE DENTON

4 bedroom home

[Click on floor plans to enlarge](#)



| Ground floor            | mm            | Feet and inches |
|-------------------------|---------------|-----------------|
| Lounge                  | 5025 x 3400   | 16'6" x 11'2"   |
| Kitchen/ Dining/ Family | 5975* x 4425* | 19'7"* x 14'6"* |
| <b>First floor</b>      |               |                 |
| Bed 1                   | 3750 x 3240*  | 12'4" x 10'8"*  |
| En-suite                | 2175* x 1675* | 7'2"* x 5'6"*   |
| Bed 2                   | 3775* x 2610  | 12'5"* x 8'7"   |
| Bed 3                   | 2700 x 2200   | 8'10" x 7'3"    |
| Bed 4                   | 2675 x 2080   | 8'9" x 6'10"    |
| Bathroom                | 2200 x 1700   | 17'2" x 5'7"    |



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# THE FULLWOOD

3 bedroom home

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| Ground floor            | mm            | Feet and inches  |
|-------------------------|---------------|------------------|
| Lounge                  | 4825* x 3700* | 15'10"* x 12'2"* |
| Kitchen/ Dining/ Family | 4350 x 2650   | 14'3" x 8'8"     |
| <b>First floor</b>      |               |                  |
| Bed 1                   | 3240 x 2875   | 10'8" x 9'5"     |
| En-suite                | 2160* x 1500* | 7'1"* x 5'0"*    |
| Bed 2                   | 3100* x 2830  | 10'3"* x 9'4"    |
| Bed 3                   | 2850 x 1930   | 9'5" x 6'4"      |
| Bathroom                | 2000 x 1880   | 6'7" x 6'2"      |



Note: All dimensions are approximate  
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# THE GROVE

3 bedroom home

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| Ground floor        | mm            | Feet and inches  |
|---------------------|---------------|------------------|
| Lounge              | 4150 x 3940   | 13'8" x 12'11"   |
| Kitchen/ Dining     | 5150* x 3000* | 16'11"* x 9'10"* |
| <b>First floor</b>  |               |                  |
| Bed 2               | 3940 x 3790   | 12'11" x 12'5"   |
| Bed 3               | 3375 x 1900   | 11'1" x 6'3"     |
| Bathroom            | 2050 x 1900   | 6'10" x 6'3"     |
| <b>Second floor</b> |               |                  |
| Bed 1               | 4030* x 3940* | 13'3"* x 12'11"  |
| En-suite            | 2954* x 2360* | 9'8"* x 7'9"*    |

Note: All dimensions are approximate  
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# THE HORNBY

3 bedroom home

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| Ground floor            | mm            | Feet and inches  |
|-------------------------|---------------|------------------|
| Lounge                  | 4850* x 3385* | 15'11"* x 11'1"* |
| Kitchen/ Dining/ Family | 5100* x 4850* | 16'9"* x 15'11"* |
| <b>First floor</b>      |               |                  |
| Bed 1                   | 4160 x 2700   | 13'8" x 8'11"    |
| En-suite                | 2050 x 1300   | 6'10" x 4'3"     |
| Bed 2                   | 3225 x 2840   | 10'7" x 9'4"     |
| Bed 3                   | 2430 x 1930   | 8'0" x 6'4"      |
| Bathroom                | 2050 x 1700   | 6'10" x 5'7"     |

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# THE JERSEY

4 bedroom home

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| Ground floor        | mm            | Feet and inches  |
|---------------------|---------------|------------------|
| Lounge              | 4565* x 3550* | 15'0"* x 11'8"*  |
| Kitchen/ Dining     | 5250* x 2495* | 17'3"* x 8'2"*   |
| <b>First floor</b>  |               |                  |
| Bed 2               | 3850* x 2550* | 12'8"* x 8'4"*   |
| Bed 3               | 3085* x 2550* | 10'1"* x 8'4"*   |
| Bed 4               | 2640 x 1900   | 8'8" x 6'3"      |
| Bathroom            | 1900 x 1700   | 6'3" x 5'7"      |
| <b>Second floor</b> |               |                  |
| Bed 1               | 4855* x 4565* | 15'11"* x 15'0"* |
| Dressing Area       | 2560 x 1880   | 8'5" x 6'2"      |
| En-suite            | 1880 x 1880   | 6'2" x 6'2"      |

Note: All dimensions are approximate  
 \*Denotes Maximum Room Dimension



# THE KIRKBY

2 bedroom bungalow

[Click on floor plan to enlarge](#)



| Ground floor     | mm            | Feet and inches |
|------------------|---------------|-----------------|
| Lounge / Kitchen | 6150* x 6000* | 20'1" x 19'9"*  |
| Bed 1            | 3750* x 2700* | 12'6" x 8'11"*  |
| Bed 2            | 3400 x 2225   | 11'2" x 7'4"    |
| Bathroom         | 2225 x 2025   | 7'4" x 6'8"     |



Note: All dimensions are approximate  
 \*Denotes Maximum Room Dimension



## SPECIFICATION

- Various warranties including structural cover with LABC
- Real stone heads and cills to front elevation
- UPVC windows and doors
- Gas central heating with Ideal Logic boiler
- Contemporary design sanitary ware in white
- Electrical fittings and lighting (as per drawing)
- White paint to ceilings and walls with gloss white to woodwork
- White internal doors with chrome door furniture
- Choice of kitchen unit doors, handles and worktops
- Stainless steel kitchen sink including stainless steel mixer tap
- Stainless steel electric oven with a matching gas hob and chimney extractor hood
- Wall tiling to toilet sink splashback and shower walls en-suite
- Drive way with tarmac finish
- Flagged footpaths and patios
- Turf to front and rear garden
- Timber fencing and gate
- Smoke detectors
- Front and rear external light



Pictures are from previous Premier Construction (Northern) developments and are for illustration purposes only.





# STREET SCENE



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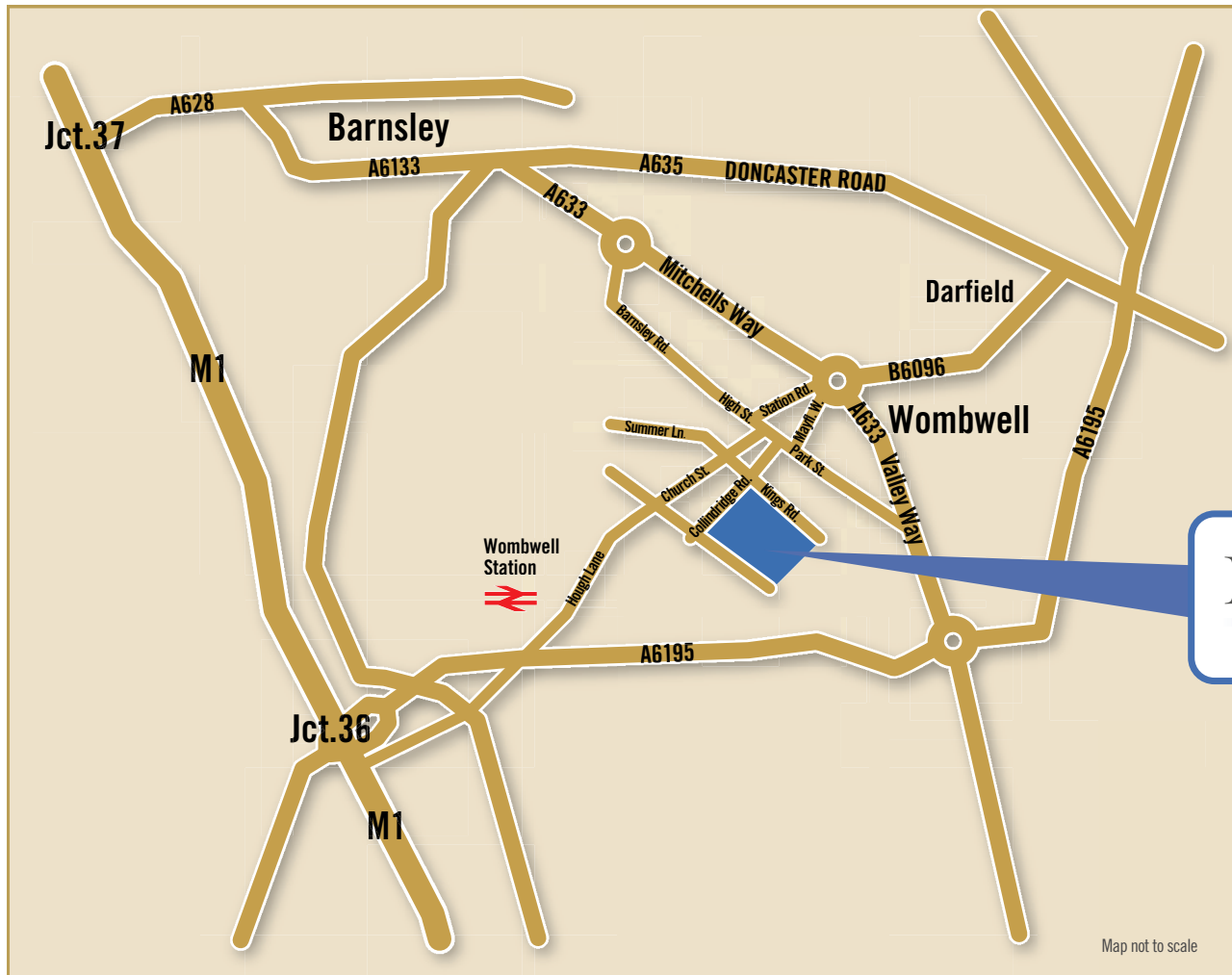
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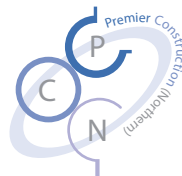





# KINGS COURT

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**All enquiries;**  
**T: 07561 835 319**  
 Kings Court, Kings Road  
 Wombwell S73 ODW

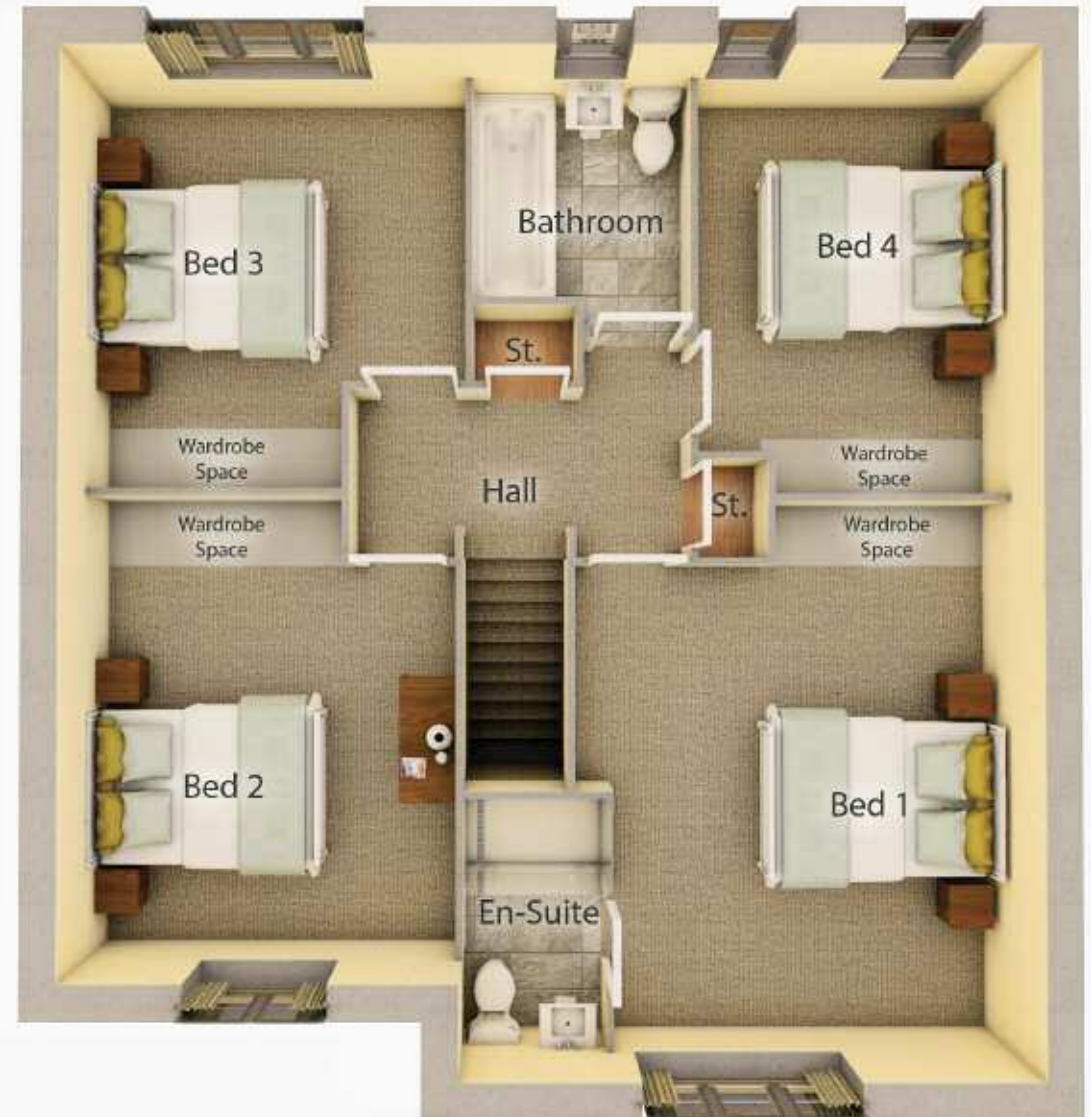


**THE PROPERTY MISDESCRIPTION ACT 1991**

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# THE ALLERTON FLOOR PLANS

4 bedroom home





# THE CARLTON FLOOR PLANS

3 bedroom home



# THE CARLTON (SPECIAL) FLOOR PLANS

3 bedroom home





# THE DENTON FLOOR PLANS

4 bedroom home





# THE FULLWOOD FLOOR PLANS

3 bedroom home



# THE GROVE FLOOR PLANS

3 bedroom home





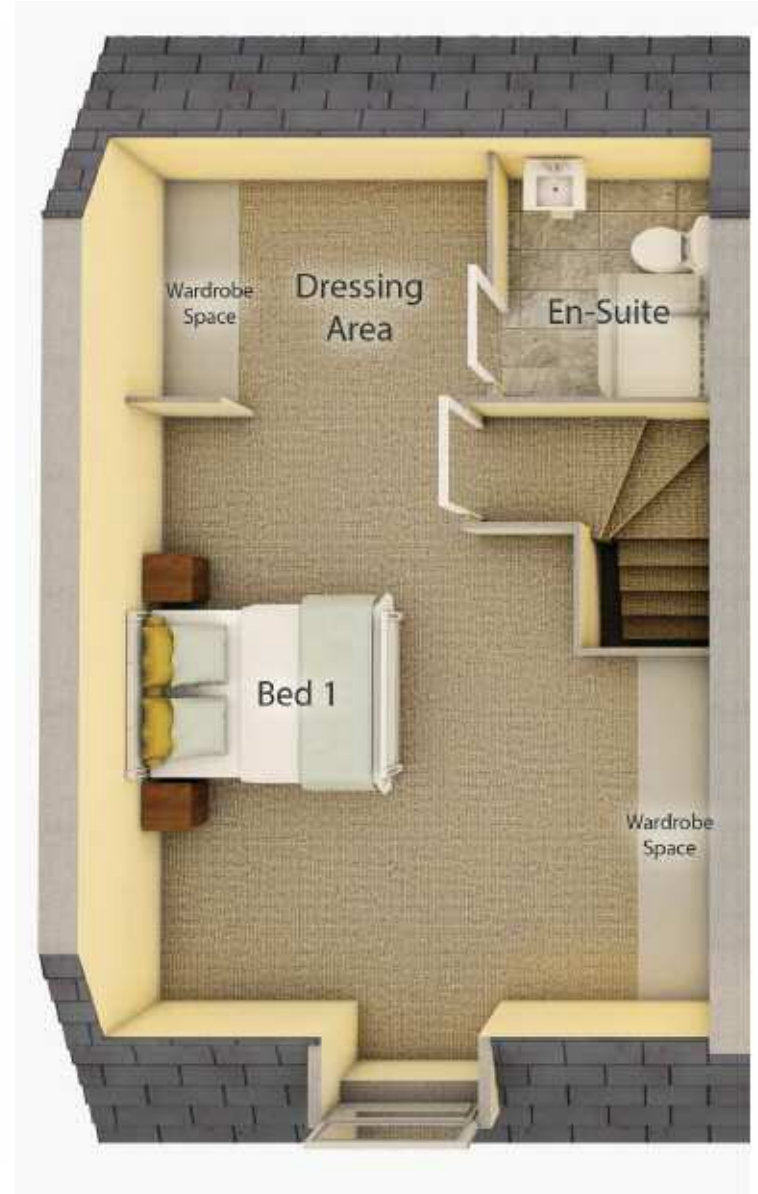
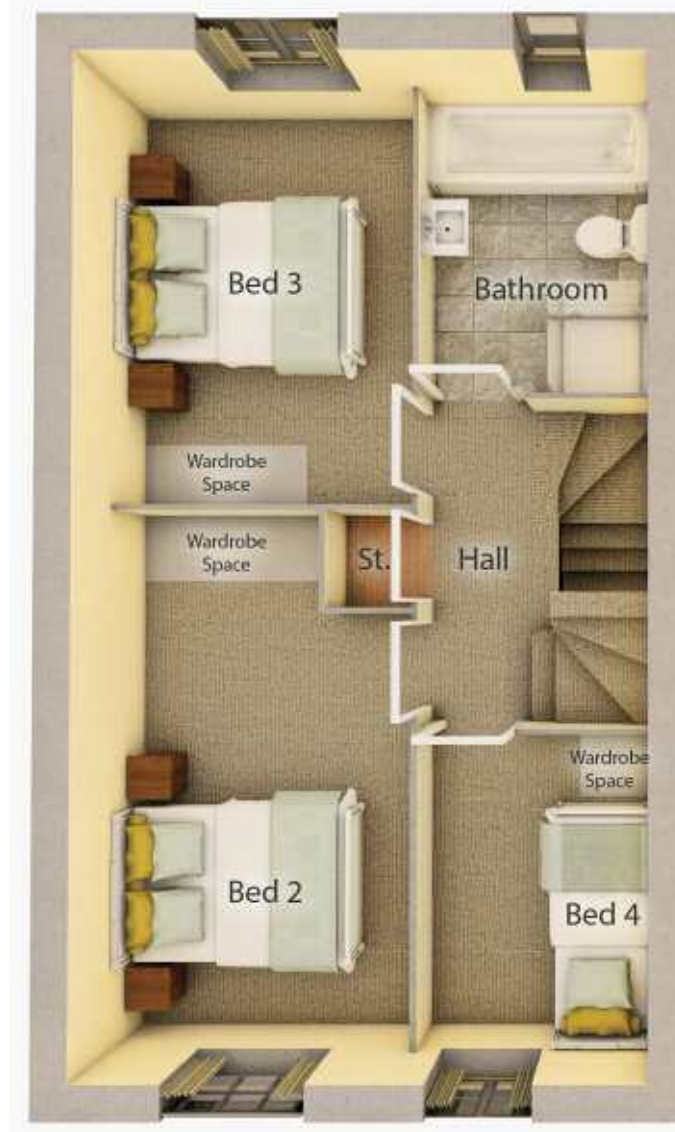
# THE HORNBY FLOOR PLANS

3 bedroom home



# THE JERSEY FLOOR PLANS

4 bedroom home





# THE KIRKBY FLOOR PLANS

2 bedroom bungalow

