

# Rector's Gate

Retford Nottinghamshire DN22 7XD

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# ABLEHOMES

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• award-winning homes built for family living

Established for over thirty years, Ablehomes is renowned throughout Lincolnshire and Nottinghamshire for building quality homes, with an impeccable attention to detail. As a small, dedicated family company, Ablehomes' imaginative approach to house building and design, as well as excellent customer care, has contributed to numerous awards.

Ablehomes prides itself in building prestigious homes, with careful consideration to the environment and the needs of modern day living. This is recognised by the Local Authority Building Control (LABC) New Home Warranty Scheme, providing each home with a full ten-year guarantee.



Please note illustrations and images used in this brochure are examples of house-types only. Actual details may vary.





# OUT AND ABOUT

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- award-winning homes built for family living

Retford is a charming, Georgian market town, bordered by green countryside and with easy access to the A1 and excellent rail links to London and the historic, walled-city of York.

Regarded as one of the oldest boroughs in England, the first documentary evidence of Retford was found in the Domesday Survey of 1086.

Today, Retford boasts a strong community spirit with endless amenities, including bistros and fine restaurants, high street and independent shops, supermarkets, a hospital and a leisure centre. Further afield, enjoy beautiful walks at Clumber Park and Welbeck Abbey, play golf at Lindrick Golf Club or try something a bit more adventurous like the Adrenalin Jungle at Sherwood Forest!

## AT A GLANCE

- Easy access to the A1 and wider motorway network
- High speed rail links — London's King's Cross just 85 minutes
- Air travel from the conveniently located airports of Doncaster Sheffield (Robin Hood) and Nottingham East Midlands
- Catchment area for the highly acclaimed Tuxford Academy and the Queen Elizabeth's High School



# RECTOR'S GATE

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Just a short stroll from the award-winning Kings' Park, Rector's Gate occupies an enviable position in the quintessential market town of Retford. All fourteen, three and four-bedroomed properties offer the best of both worlds; a luxury lifestyle within walking distance of numerous amenities and easy access to the delights of Idle Valley Nature Reserve.

Designed to sympathetically compliment the stunning surroundings, Ablehomes' mix of traditional and modern materials and quality craftsmanship ensures Rector's Gate maintains a timeless appeal. Internally, all fourteen homes feature Ablehomes' signature Häcker kitchen and family/living area with bi-fold doors, perfect for modern day living. Contemporary tiling, designer sanitary ware and luxurious fixtures and fittings ensure each home oozes quality and style.





# DEVELOPMENT PLAN

• The development plan is not produced to scale and is only intended as a general guide layout. All properties are labelled by plot numbers.

# SLATE

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## • Plot 1

An attractive four-bedroomed detached home with a detached double garage, perfect for the modern family. The open-plan kitchen, dining and living area provide the perfect entertaining space, with bi-fold doors opening up on to a beautifully landscaped garden.

Upstairs, the feeling of space continues with four large bedrooms and two en-suites. The master suite oozes luxury, with built-in wardrobes and a stunning en-suite with a free-standing bath and double shower.



### AT A GLANCE

- Four bedrooms
- Double garage
- Two en-suites
- Laundry room
- Bi-fold doors from the living room and sitting room, leading to landscaped gardens
- Contemporary, feature staircase



### GROUND FLOOR

Kitchen/Dining/	12.39m	x	4.74m max.
Living Area	40'-8"	x	15'-6"
Sitting Room	6.51m	x	4.09m
	21'-4"	x	13'-5"
Laundry	2.80m	x	1.95m
	9'-2"	x	6'-5"



### FIRST FLOOR

Bedroom .1.	5.04m	x	4.29m
	16'-7"	x	14'-1"
Bedroom .2.	4.03m	x	2.98m
	13'-3"	x	9'-9"
Bedroom .3.	4.13m	x	3.12m max.
	13'-7"	x	10'-3"
Bedroom .4.	3.75m	x	3.08m max.
	12'-4"	x	10'-1"

# FLOOR PLANS

• Room dimensions indicated are approximate and should not be used for such finishes as carpets and curtains

# GRANITE

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• Plots 2,4 & 12

A striking four-bedroomed detached home with an attached double garage, two large en-suites and a luxurious master suite featuring a vaulted ceiling and stylish dressing room.

As well as the stunning open-plan kitchen, dining and living area, the property benefits from a separate sitting room. The feeling of space is emphasised further by a spectacular floor to ceiling window over the hall and landing.



## AT A GLANCE

- Four bedrooms
- Double garage
- Two en-suites
- Laundry room
- Bi-fold doors from the kitchen, dining and living areas, leading to landscaped gardens
- Contemporary feature staircase



### GROUND FLOOR

Kitchen/Dining	12.36m	x	4.80m max.
Living Area	40'-6"	x	15'-9"
Sitting Room	5.19m	x	3.68m
	17'-0"	x	12'-1"
Laundry	2.35m	x	1.70m
	7'-8"	x	5'-7"



### FIRST FLOOR

Bedroom .1	5.18m	x	3.68m
	17'-0"	x	12'-1"
Bedroom .2	4.07m	x	3.97m max.
	13'-4"	x	13'-0"
Bedroom .3	3.83m	x	3.37m max.
	12'-7"	x	11'-1"
Bedroom .4	3.48m	x	3.31m max.
	11'-5"	x	10'-10"

# FLOOR PLANS

⋮ Room dimensions indicated are approximate and should not be used for such finishes as carpets and curtains

# ASH

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## • Plots 3 & 5

A stunning three-storey, five-bedroomed detached home perfect for the modern family. The open-plan kitchen, dining and living area provide the perfect entertaining space, with bi-fold doors opening up on to a beautifully landscaped garden.

Upstairs, the feeling of space continues with five large bedrooms and three en-suites. A particular feature is the luxurious master suite, featuring a vaulted ceiling and a stylish floor to ceiling window.



### AT A GLANCE

- Five bedrooms
- Double garage
- Three en-suites
- Laundry room
- Bi-fold doors leading to landscaped gardens
- Contemporary feature staircase



### GROUND FLOOR

Kitchen/Dining	7.19m	x	4.68m max.
Area	23'-7"	x	15'-4"
Living Area	4.62m	x	3.44m max.
	15'-2"	x	11'-3"
Sitting Room	5.98m	x	3.92m
	19'-8"	x	12'-10"
Laundry	2.54m	x	1.60m
	8'-4"	x	5'-3"



### FIRST FLOOR

Bedroom .1	4.31m	x	3.97m
	14'-2"	x	13'-0"
Bedroom .2	3.97m	x	2.93m max.
	13'-0"	x	9'-7"
Bedroom .3	3.52m	x	3.46m max.
	11'-7"	x	11'-4"



### SECOND FLOOR

Bedroom .4	4.00m	x	3.90m
	13'-2"	x	12'-9"
Bedroom .5	3.90m	x	3.49m
	12'-9"	x	11'-5"

# FLOOR PLANS

• Room dimensions indicated are approximate and should not be used for such finishes as carpets and curtains

# STONE

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## • Plot 6

A stunning four-bedroomed detached home with a detached double garage, perfect for the modern family. The spacious kitchen and dining area opens up on to the generous sitting room. Bi-fold doors lead from the dining area and sitting room, on to a beautifully landscaped garden.

Upstairs, the feeling of space continues with four large bedrooms and a luxurious master suite, featuring a vaulted ceiling and a stylish floor to ceiling window.



### AT A GLANCE

- Four bedrooms
- Double garage
- Master en-suite
- Laundry room
- Bi-fold doors from the dining area and sitting room, leading to landscaped gardens
- Contemporary feature staircase



### GROUND FLOOR

Kitchen/Dining	7.46m	x	4.15m max.
Area	24'-6"	x	13'-7"
Sitting Room	5.64m	x	3.95m
	18'-6"	x	12'-11"
Laundry	2.62m	x	2.23m
	8'-7"	x	7'-4"



### FIRST FLOOR

Bedroom .1.	3.80m	x	3.29m max.
	12'-6"	x	10'-10"
Bedroom .2.	3.36m	x	2.77m
	11'-1"	x	9'-1"
Bedroom .3.	3.36m	x	2.66m
	11'-1"	x	8'-9"
Bedroom .4.	3.88m	x	2.18m
	12'-9"	x	7'-2"

# FLOOR PLANS

• Room dimensions indicated are approximate and should not be used for such finishes as carpets and curtains

# BASALT

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## • Plot 7

An attractive four-bedroomed detached home with a detached double garage, perfect for the modern family. The open-plan kitchen, dining and living area provide the perfect entertaining space, with bi-fold doors opening up on to a beautifully landscaped garden.

Upstairs, the feeling of space continues with four large bedrooms and two en-suites. The master suite oozes luxury, with built-in wardrobes and a stunning en-suite with a free-standing bath and double shower.



### AT A GLANCE

- Four bedrooms
- Double garage
- Two en-suites
- Laundry room
- Bi-fold doors from the living room and sitting room, leading to landscaped gardens
- Contemporary, feature staircase



### GROUND FLOOR

Kitchen/Dining/	12.39m	x	4.74m max.
Living Area	40'-8"	x	15'-6"
Sitting Room	6.51m	x	4.09m
	21'-4"	x	13'-5"
Laundry	2.80m	x	1.95m
	9'-2"	x	6'-5"



### FIRST FLOOR

Bedroom .1.	5.04m	x	4.29m
	16'-7"	x	14'-1"
Bedroom .2.	4.03m	x	2.98m
	13'-3"	x	9'-9"
Bedroom .3.	4.13m	x	3.12m
	13'-7"	x	10'-3"
Bedroom .4.	3.75m	x	3.08m max.
	12'-4"	x	10'-1"

# FLOOR PLANS

• Room dimensions indicated are approximate and should not be used for such finishes as carpets and curtains

# FLINT

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• Plots 8, 10 & 11

A stylish, three-bedroomed family home featuring a contemporary, open-plan kitchen, dining and sitting area. The striking kitchen island unit is a particular feature, as well as the bi-fold doors leading from the dining area on to a granite-style paved patio and beautifully landscaped garden.

Upstairs, the generous master bedroom features built-in wardrobes and a stylish en-suite with luxury double shower.



## AT A GLANCE

- Three bedrooms
- Single garage
- Master en-suite
- Bi-fold doors leading to landscaped gardens
- Contemporary feature staircase



### GROUND FLOOR

Kitchen/Dining/	6.93m	x	6.93m max.
Sitting Area	22'-9"	x	22'-9"



### FIRST FLOOR

Bedroom .1.	3.36m	x	3.30m
	11'-0"	x	10'-10"
Bedroom .2.	3.69m	x	2.85m max.
	12'-1"	x	9'-4"
Bedroom .3.	3.12m	x	2.47m max.
	10'-3"	x	8'-2"

# FLOOR PLANS

• Room dimensions indicated are approximate and should not be used for such finishes as carpets and curtains

# PEBBLE

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## • Plot 9

An attractive, three-bedroomed cottage featuring a stylish, open-plan kitchen, dining and sitting area. The striking kitchen island unit is a particular feature, as well as the bi-fold doors leading from the sitting area on to a granite-style paved patio and beautifully landscaped garden.

Upstairs, the family bathroom is fitted with designer sanitaryware, with two of the three bedrooms benefiting from built-in wardrobes.



### AT A GLANCE

- Three bedrooms
- Single garage
- Designer kitchen
- Bi-fold doors leading to landscaped gardens
- Contemporary feature staircase

Please note the above image features Plot 8 and Plot 9.



### GROUND FLOOR

Kitchen/Dining	4.20m	x	2.69m max.
Area	13'-9"	x	8'-10"
Dining/Sitting	4.91m	x	3.59m max.
Area	16'-1"	x	11'9"



### FIRST FLOOR

Bedroom .1.	3.56m	x	2.77m
	11'-8"	x	9'-1"
Bedroom .2.	2.97m	x	2.77m
	9'-9"	x	9'-1"
Bedroom .3.	2.50m	x	2.02m
	8'-3"	x	6'-8"

# FLOOR PLANS

• Room dimensions indicated are approximate and should not be used for such finishes as carpets and curtains

# PEWTER

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## • Plot 13

A stunning four-bedroomed detached home with a detached double garage, perfect for the modern family. The spacious kitchen and dining area opens up on to the generous sitting room, with bi-fold doors leading on to a beautifully landscaped garden.

Upstairs, the feeling of space continues with four large bedrooms and a luxurious master suite, featuring a vaulted ceiling and a stylish floor to ceiling window.



### AT A GLANCE

- Four bedrooms
- Double garage
- Master en-suite
- Laundry room
- Bi-fold doors leading to landscaped gardens
- Contemporary feature staircase



### GROUND FLOOR

Kitchen/Dining	8.51m	x	3.73m max.
Area	27'-9"	x	12'-3"
Sitting Room	5.64m	x	3.95m
	18'-6"	x	12'-11"
Laundry	2.62m	x	2.23m
	8'-7"	x	7'-4"



### FIRST FLOOR

Bedroom .1.	3.80m	x	3.29m max.
	12'-6"	x	10'-10"
Bedroom .2.	3.36m	x	2.77m
	11'-1"	x	9'-1"
Bedroom .3.	3.36m	x	2.66m
	11'-1"	x	8'-9"
Bedroom .4.	3.88m	x	2.18m
	12'-9"	x	7'-2"

# FLOOR PLANS

• Room dimensions indicated are approximate and should not be used for such finishes as carpets and curtains

# DOVE

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## • Plot 14

A stunning, four-bedroomed detached home with a detached double garage and generous block-paved driveway. The spacious kitchen and dining area opens up on to the generous sitting room. Bi-fold doors lead from the dining area and sitting room, on to a beautifully landscaped garden.

Upstairs, the feeling of space continues with four large bedrooms and a luxurious master suite, featuring a vaulted ceiling and a stylish floor to ceiling window.



### AT A GLANCE

- Four bedrooms
- Double garage
- Master en-suite
- Laundry room
- Bi-fold doors from the dining area and sitting room, leading to landscaped gardens
- Contemporary feature staircase



### GROUND FLOOR

Kitchen/Dining	7.46m	x	4.15m max.
Area	24'-6"	x	13'-7"
Sitting Room	5.64m	x	3.95m
	18'-6"	x	12'-11"
Laundry	2.62m	x	2.23m
	8'-7"	x	7'-4"



### FIRST FLOOR

Bedroom .1.	3.80m	x	3.29m max.
	12'-6"	x	10'-10"
Bedroom .2.	3.36m	x	2.77m
	11'-1"	x	9'-1"
Bedroom .3.	3.36m	x	2.66m
	11'-1"	x	8'-9"
Bedroom .4.	3.88m	x	2.57m
	12'-9"	x	8'-5"

# FLOOR PLANS

• Room dimensions indicated are approximate and should not be used for such finishes as carpets and curtains

# IN DETAIL

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- award-winning homes built for family living

Ablehomes' care and attention to detail is evident in each and every home. From intricate architectural detailing, to professionally designed Häcker kitchens, as well as landscaped gardens. Ablehomes are dedicated to building luxurious, quality homes whilst ensuring each development blends seamlessly in to the stunning surroundings.

## INTERNAL FEATURES

- Designer Häcker kitchen
- Kitchen centre-island unit
- Bi-fold doors
- Built-in oven and hob, extractor hood, dishwasher and fridge-freezer
- Free-standing bath and double shower to master en-suite (4 beds)
- Vanity units to all WCs and bathrooms
- Contemporary, feature staircase
- Designer wall and floor tiling
- Stain resistant carpets to all bedrooms
- TV/multimedia points to all habitable rooms

## EXTERNAL FEATURES

- Landscaped gardens with granite-style paved patios
- Granite-style paving to front and rear doors
- Double garage (4 beds)
- Single Garage (3 beds)
- Block paved driveway
- External tap

## EFFICIENCY AND SAFETY

- Energy saving lights to all rooms
- Built using energy-efficient materials for low running costs
- High energy efficient appliances
- Purpose designed gas fired central heating system with complimentary first year boiler service
- Thermostatic radiator valves to all rooms (where applicable)
- Intruder alarm system
- Smoke detectors

The specification is the anticipated specification but may be subject to change as necessary and without notice. Any photographs or computer generated images are indicative of the quality and style of the specification and may not represent the actual fittings and furnishings at the development.



# THE BIG MOVE

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- award-winning homes built for family living

As a small, family company Ablehomes understand the importance of ensuring the purchase of your new Ablehome is smooth and hassle-free. From simple, step-by-step guides to regular up-dates, Ablehomes' dedicated customer service team are on hand to advise at every stage.

## RESERVING YOUR NEW ABLEHOME

- Once you have chosen your perfect Ablehome, please visit our Show Home or alternatively telephone the Ablehomes Head Office on 01636 611662 to begin the reservation process.
- When reserving your new home, Ablehomes will require your full name and contact details, together with details of your chosen solicitor. It is also helpful, at this stage, to advise of any properties in the chain (if applicable)
- A £500.00 reservation fee is necessary to reserve your chosen Ablehome for six weeks, up until the point of Exchange of Contracts.
- Upon receipt of the reservation fee, Ablehomes will advise both the company solicitor and your chosen solicitor and the purchase of your new Ablehome begins...

# OUR COMMITMENT TO YOU

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- award-winning homes built for family living

Ablehomes are committed to building luxurious, quality homes that will be enjoyed for many years to come. This dedication has not only attracted numerous awards but, more importantly, it has attracted many loyal customers with their friends, children and even grandchildren now being proud owners of an Ablehome!

## QUALITY CONTROL AT ALL STAGES

During the construction of your new Ablehome, continuous inspections are carried out by Local Authority Building Control Inspectors. Ablehomes' dedication to only using local tradesmen, with reputations for quality and excellence, ensures an exceptional standard throughout.

## WELCOME TOUR AND SIX MONTH MAINTENANCE INSPECTION

Before occupation, a member of Ablehomes will walk you around your new home and demonstrate the fixtures and appliances to ensure that you are familiar with their operation. After six months, a visit will be arranged to ensure you are happy with everything and enjoying your new Ablehome.

## TEN YEAR LABC NEW HOME WARRANTY

The industry regulated 10 year warranty cover is applicable to every Ablehome. A comprehensive guide explaining the cover will be supplied upon occupation. Ablehomes' customer service team will also be on hand to offer any necessary guidance.

# COME AND FIND US

- award-winning homes built for family living

Rector's Gate is easily accessed from the A1 and benefits from close links to the A57 and M18. A direct train journey of just 85 minutes from London and 40 minutes from York, Rector's Gate offers a stunning lifestyle in a convenient location.



## RECTOR'S GATE

- Retford  
Nottinghamshire  
DN22 7TX
- Show House open Saturday, Sunday and Monday between 1 - 4.30pm.  
Appointments available at other times by prior arrangement

## HEAD OFFICE

- 4 Castlegate  
Newark  
Nottinghamshire  
NG24 1AX
- 01636 611662

## AGENT

- Stuart Richards at Purple Bricks
- 07809 465944 (Available out of hours)



ABLEHOMES