

**ANWYL**  
*thoughtful homes*

welcome to  
**Cross Fields**  
*Catterall*



01995 910 301

*everything considered*

when it comes to new homes,  
**we think of *everything*.**

There's so much to consider when you're looking for a new home. From the size to the location, the build quality to the price, making the right choice ***really matters***.

**At Anwyl Homes, we know what it's like.** We should do. After all, we've been building high quality new homes for decades, guiding our customers through the process and helping to unlock happy times ahead.

Whether you're looking for a cosy first property, a spacious family base, or you want to downsize now the kids have moved on, there's an Anwyl home that's right for you.

By combining traditional styling and quality workmanship with the best of today's modern features – not to mention personal touches and friendly smiles every step of the way – your Anwyl experience begins the moment you get in touch. Because with every new home we build, you can be sure we're thinking of you.

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*the opportunity to  
make your home  
**YOUR OWN***

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244 944**

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# Cross Fields, Catterall



This plan is a general site layout, not to scale and is intended for guidance only. It does not form any part of the contract. The plan does not show ownership boundaries, easements or wayleaves. Anwyl Homes reserve the right to alter or replan at any time. Please ask our site homes advisor for specific plot details. Turf to rear gardens is not provided. 01/03/23

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# Cross Fields, Catterall



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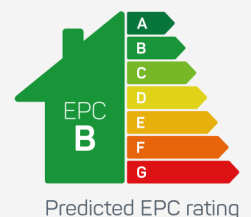


## the bretteon

3 bed semi-detached

A 3 bedroom semi-detached home. *Perfect* as a family starter home or for first-time buyers. Key features include an open plan kitchen/diner and master bedroom with en-suite.

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 ideal for  
growing families

### ground floor

living room 12'1" x 16'8"  
kitchen/dining 15'4" x 10'9"  
cloaks 3'1" x 5'11"

living room 3.67m x 5.08m  
kitchen/dining 4.67m x 3.28m  
cloaks 0.95m x 1.79m



### first floor

bedroom 1 8'4" x 12'10"  
en-suite 8'4" x 5'6"  
bedroom 2 8'4" x 11'0"  
bedroom 3 6'9" x 7'7"  
bathroom 6'9" x 7'2"

bedroom 1 2.53m x 3.91m  
en-suite 2.53m x 1.67m  
bedroom 2 2.53m x 3.35m  
bedroom 3 2.05m x 2.3m  
bathroom 2.05m x 2.18m

**the breton**  
3 bed semi-detached

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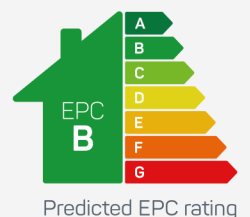


## the epsom

3 bed semi-detached

A modern 3 bed home, perfect for growing families. Key features include an *open plan* kitchen diner, separate living room, French doors leading to the garden and master bedroom with en-suite.

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growing families



### ground floor

living room 9'7" x 16'5"  
kitchen/dining 10'9" x 16'5"  
cloaks 4'0" x 5'1"

living room 2.91m x 5.00m  
kitchen/dining 3.28m x 5.00m  
cloaks 1.21m x 1.54m



### first floor

bedroom 1 10'9" x 11'8"  
en-suite 10'9" x 6'8"  
bedroom 2 9'9" x 8'11"  
bedroom 3 9'9" x 7'3"  
bathroom 7'3" x 5'7"

bedroom 1 3.28m x 3.56m  
en-suite 3.28m x 2.04m  
bedroom 2 2.97m x 2.71m  
bedroom 3 2.97m x 2.20m  
bathroom 2.21m x 1.71m

**the epsom**  
3 bed semi-detached

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## the bunbury

3 bed detached

*Traditional* on the outside but packed with modern features inside, this beautiful home puts family life first. Cook up something special in the spacious open-plan kitchen/diner complete with breakfast bar, or wander through to the garden via the elegant French doors.

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### ground floor

living room 11'0" x 15'9"  
kitchen/dining 18'10" x 12'0"  
cloaks 3'2" x 5'7"

living room 3.36m x 4.76m  
kitchen/dining 5.75m x 3.64m  
cloaks 0.96m x 1.71m



### first floor

bedroom 1 11'1" x 12'8"  
en-suite 8'0" x 3'11"  
bedroom 2 14'0" x 12'0"  
bedroom 3 9'3" x 8'5"  
bathroom 7'5" x 5'7"

bedroom 1 3.39m x 3.86m  
en-suite 2.44m x 1.20m  
bedroom 2 3.39m x 3.66m  
bedroom 3 2.81m x 2.57m  
bathroom 2.26m x 1.71m

 **the bunbury**  
3 bed detached

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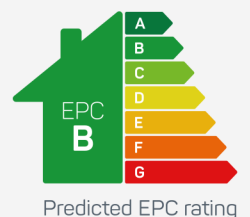


## the bunbury

3 bed semi-detached

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### ground floor

living room 11'0" x 15'9"  
kitchen/dining 18'10" x 12'0"  
cloaks 3'2" x 5'7"

living room 3.36m x 4.76m  
kitchen/dining 5.75m x 3.64m  
cloaks 0.96m x 1.71m



### first floor

bedroom 1 11'1" x 12'8"  
en-suite 8'0" x 3'11"  
bedroom 2 14'0" x 12'0"  
bedroom 3 9'3" x 8'5"  
bathroom 7'5" x 5'7"

bedroom 1 3.39m x 3.86m  
en-suite 2.44m x 1.20m  
bedroom 2 3.39m x 3.66m  
bedroom 3 2.81m x 2.57m  
bathroom 2.26m x 1.71m

 **the bunbury**  
3 bed semi-detached

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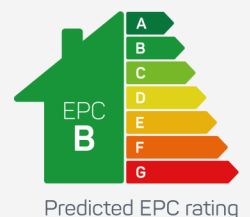
## the calder

3 bed detached

Boasting a large living room and an *open plan* kitchen diner - the calder is perfect for those seeking modern living. Upstairs, the calder offers 2 double bedrooms and a single with the master enjoying an en-suite shower room.

This is a forever home, designed with adaptability for future living in mind.

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### ground floor

living room	10'5" x 18'6"
kitchen/dining	12'11" x 18'6"
cloaks	4'9" x 6'4"
living room	3.17m x 5.63m
kitchen/dining	3.93m x 5.63m
cloaks	1.45m x 1.92m



### first floor

bedroom 1	10'6" x 12'8"
en-suite	10'6" x 5'6"
bedroom 2	12'4" x 8'8"
bedroom 3	13'1" x 9'6"
bathroom	8'8" x 7'1"
bedroom 1	3.2m x 3.85m
en-suite	3.2m x 1.69m
bedroom 2	3.76m x 2.65m
bedroom 3	3.98m x 2.89m
bathroom	2.65m x 2.15m

**the calder**  
3 bed detached

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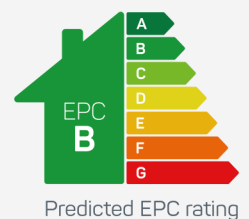


## the appleton

3 bed detached with garage

A *stunning* 3 bedroom home ideal for buyers looking for spacious, modern living. Key features include open plan kitchen diner, separate utility room and three large bedrooms.

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 ideal for growing families

### ground floor

living room 11'1" x 13'9"  
 kitchen/dining 18'5" x 9'5"  
 cloaks 6'5" x 3' 0"  
 utility 6'5" x 6'1"

living room 3.38m x 4.2m  
 kitchen/dining 5.61m x 2.87m  
 cloaks 1.95m x 0.92m  
 utility 1.95m x 1.86m



### first floor

bedroom 1 13'9" x 17'9"  
 en-suite 7'9" x 5'7"  
 bedroom 2 11'1" x 10'9"  
 bedroom 3 9'8" x 12'7"  
 bathroom 7'1" x 5'7"

bedroom 1 4.18m x 5.4m  
 en-suite 2.35m x 1.71m  
 bedroom 2 3.38m x 3.28m  
 bedroom 3 2.95m x 3.84m  
 bathroom 2.17m x 1.71m

**the appleton**  
 3 bed detached with garage

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## the ascot

4 bed detached with garage

A 4 bedroom *detached* home. Key features include a separate living room, 4 double bedrooms and master bedroom with en-suite.

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Predicted EPC rating

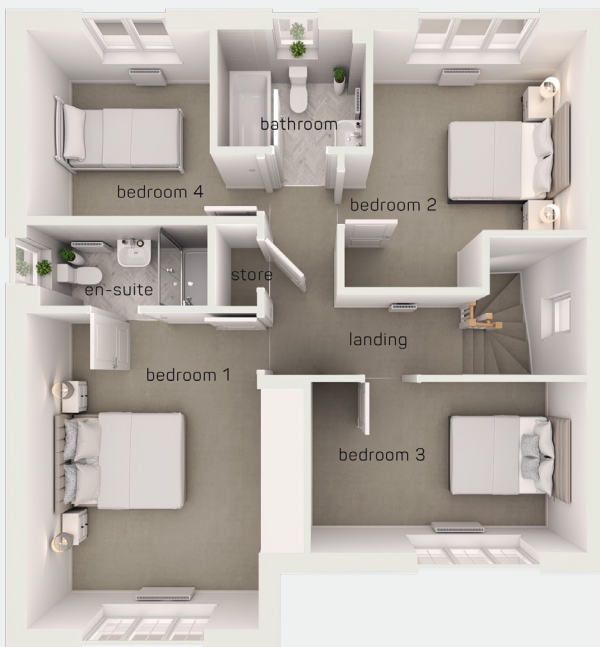


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### ground floor

living room 11'1" x 18'11"  
kitchen/dining 20'9" x 12'1"  
cloaks 5'11" x 3'2"  
utility 5'11" x 6'1"

living room 3.38m x 5.75m  
kitchen/dining 6.33m x 3.67m  
cloaks 1.80m x 0.96m  
utility 1.80m x 1.85m



### first floor

bedroom 1 13'4" x 15'3"  
en-suite 8'9" x 3'11"  
bedroom 2 11'8" x 12'5"  
bedroom 3 13'4" x 8'2"  
bedroom 4 11'1" x 9'0"  
bathroom 7'3" x 5'7"

bedroom 1 4.06m x 4.64m  
en-suite 2.66m x 1.2m  
bedroom 2 3.56m x 3.78m  
bedroom 3 4.06m x 2.48m  
bedroom 4 3.38m x 2.73m  
bathroom 2.21m x 1.71m

**the ascot**  
4 bed detached with garage

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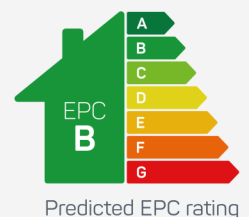


## the henley

4 bed detached with garage

A *beautiful* 4 bedroom detached home. Key features include characterful bay windows, lovely high ceilings and a master en-suite.

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*growing families*

### ground floor

living room 10'9" x 17'8"  
kitchen/dining 28'6" x 11'0"  
cloaks 5'1" x 4'0"  
utility 7'7" x 5'10"

living room 3.27m x 5.38m  
kitchen/dining 8.67m x 3.35m  
cloaks 1.54m x 1.21m  
utility 2.30m x 1.76m



### first floor

bedroom 1 10'8" x 16'9"  
en-suite 6'9" x 6'9"  
bedroom 2 10'5" x 14'9"  
bedroom 3 10'8" x 12'2"  
bedroom 4 10'2" x 10'6"  
bathroom 6'11" x 8'6"

bedroom 1 3.25m x 5.09m  
en-suite 2.07m x 2.07m  
bedroom 2 3.16m x 4.49m  
bedroom 3 3.25m x 3.72m  
bedroom 4 3.09m x 3.19m  
bathroom 2.11m x 2.60m

**the henley**  
4 bed detached with garage

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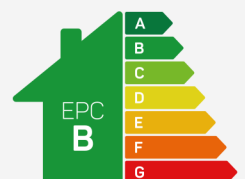


## the hartford

4 bed detached with garage

A *spacious* modern 4 bedroom detached home. Key features include feature high ceilings, separate living room, integral garage and an *open plan* kitchen diner.

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Predicted EPC rating



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### ground floor

living room 11'1" x 16'10"  
kitchen/dining 13'0" x 21'6"  
cloaks 3'5" x 6'11"  
utility 6'11" x 8'6"

living room 3.38m x 5.13m  
kitchen/dining 3.96m x 6.56m  
cloaks 1.05m x 2.11m  
utility 2.11m x 2.58m



### first floor

bedroom 1 11'0" x 16'7"  
en-suite 6'9" x 7'4"  
bedroom 2 10'5" x 14'6"  
bedroom 3 11'0" x 13'4"  
bedroom 4 10'1" x 12'2"  
bathroom 7'0" x 8'8"

bedroom 1 3.36m x 5.06m  
en-suite 2.07m x 2.22m  
bedroom 2 3.16m x 4.42m  
bedroom 3 3.36m x 4.06m  
bedroom 4 3.07m x 3.70m  
bathroom 2.14m x 2.63m

**the hartford**  
4 bed detached with garage

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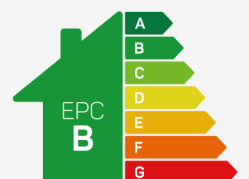


## the downham

4 bed detached with garage

On the ground floor of this executive detached home is an *open plan* kitchen diner with an island perfect for those busy mornings! The large living room gives even more space in which to spread out with a character bay window. On the first floor are four double bedrooms and a luxurious family bathroom.

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Predicted EPC rating

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### ground floor

living room	10'8" x 16'4"
kitchen/dining /family	27'9" x 12'3"
media room	10'9" x 10'7"
cloaks	6'7" x 4'1"
utility	6'7" x 6'11"

living room	3.26m x 4.98m
kitchen/dining /family	8.45m x 3.73m
media room	3.27m x 3.23m
cloaks	2.00m x 1.25m
utility	2.00m x 2.10m



### first floor

bedroom 1	10'9" x 15'9"
en-suite	6'9" x 9'6"
bedroom 2	11'9" x 13'0"
bedroom 3	11'9" x 10'9"
bedroom 4	10'6" x 9'2"
bathroom	6'9" x 9'2"

bedroom 1	3.27m x 4.79m
en-suite	2.06m x 2.89m
bedroom 2	3.57m x 3.95m
bedroom 3	3.57m x 3.28m
bedroom 4	3.20m x 2.80m
bathroom	2.07m x 2.80m

**the downham**  
4 bed detached with garage

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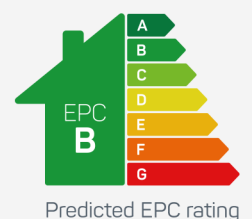


## the lancaster

4 bed detached with garage

Families in search of more space will find exactly what they're looking for in the lancaster. From the expansive lounge to the four double bedrooms and integral double garage, this is a home designed with *spacious* living in mind.

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 ideal for  
growing families



### ground floor

living room	11'10" x 18'6"
kitchen/dining /family	29'0" x 12'6"
cloaks	6'6" x 3'3"
utility	6'6" x 8'8"
living room	3.61m x 5.63m
kitchen/dining /family	8.83m x 3.80m
cloaks	1.97m x 1.00m
utility	1.97m x 2.63m



### first floor

bedroom 1	11'10" x 12'8"
en-suite 1	4'10" x 7'10"
dressing room	6'8" x 6'3"
bedroom 2	11'9" x 12'8"
en-suite 2	7'2" x 8'5"
bedroom 3	8'8" x 14'1"
bedroom 4	9'7" x 12'8"
bathroom	8'8" x 7'5"
bedroom 1	3.61m x 3.85m
en-suite 1	1.48m x 2.38m
dressing room	2.03m x 1.9m
bedroom 2	3.58m x 3.86m
en-suite 2	2.18m x 2.56m
bedroom 3	2.64m x 4.29m
bedroom 4	2.92m x 3.86m
bathroom	2.64m x 2.26m

**the lancaster**  
4 bed detached with garage

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*everything considered.*

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Email: [crossfields@anwyl.co.uk](mailto:crossfields@anwyl.co.uk)  
Preston Lancaster New Road, Catterall, Preston, PR3 0HL

[www.anwylhomes.co.uk/crossfields](http://www.anwylhomes.co.uk/crossfields)  
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*everything considered.*