



Cypress Heights

BARNSELEY



SAUL HOMES
Building for a better community...

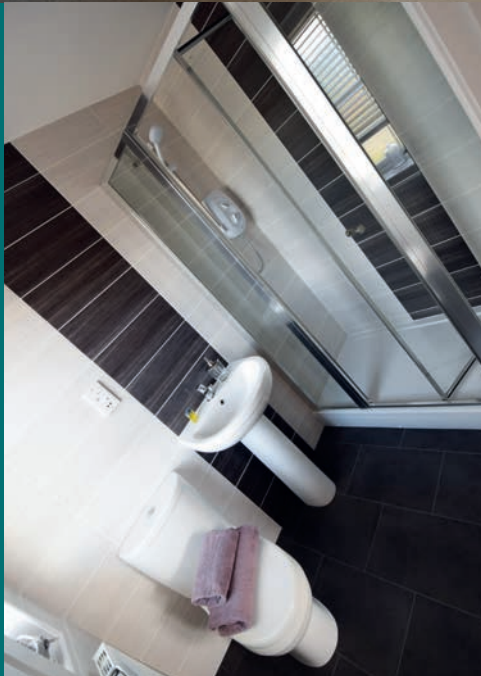
After more than thirty years building homes, we've learned one thing above all others: A home must be a reflection of it's owner.



The owner's lifestyle must not be shaped to fit in with the building, the design and specification of the space must be distinctive and flexible to allow a free and full expression of the owner's individuality and originality.

Being a family concern allows us to give each and every one of our homes that personal touch so necessary for the home of your dreams. Whether we're building a one-bedroom apartment or a five-bedroom executive home, our principles allow for that something special to be included, almost without restriction, just for you.

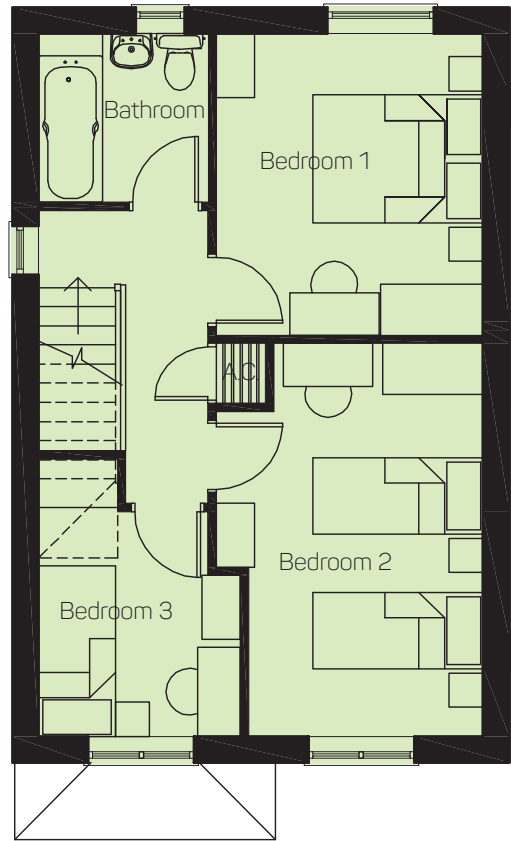
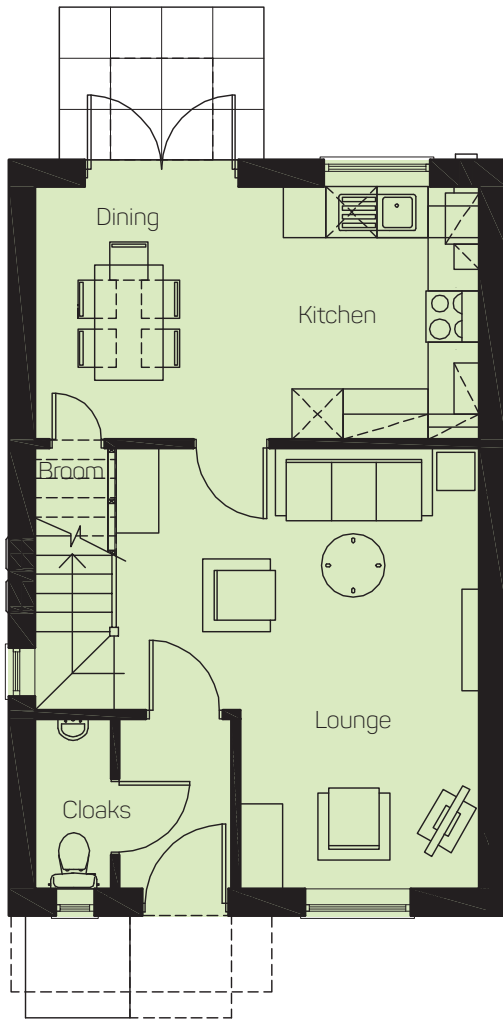
Whatever the final choice, you can rest assured that our dedication to quality and standards, our eye to detail and our personal touch will ensure that the house we build for you will be your perfect home.



The Alders

3 bed, 2 story dwelling. Gross internal floor area
86.2 sqm (927.85 sq ft)





GROUND FLOOR PLAN

Lounge	4250 x 5150
Kitchen/Dining	5180 x 2925
WC	2000 x 900

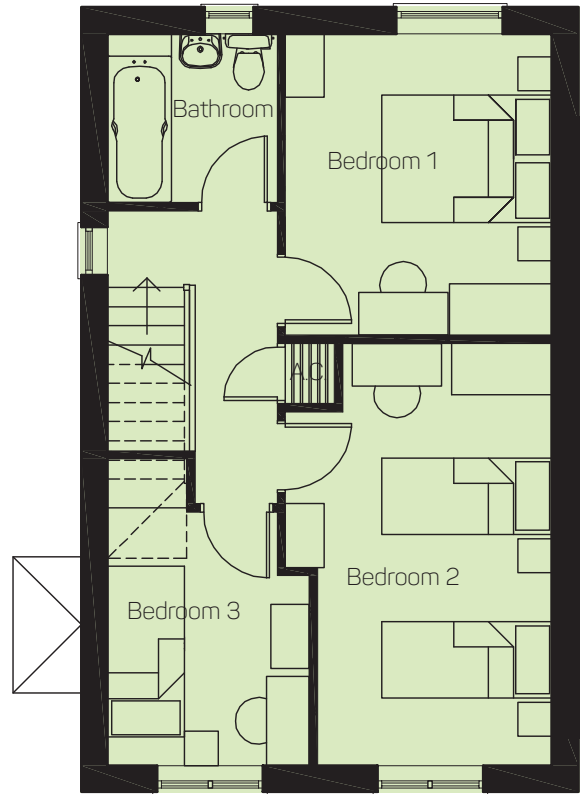
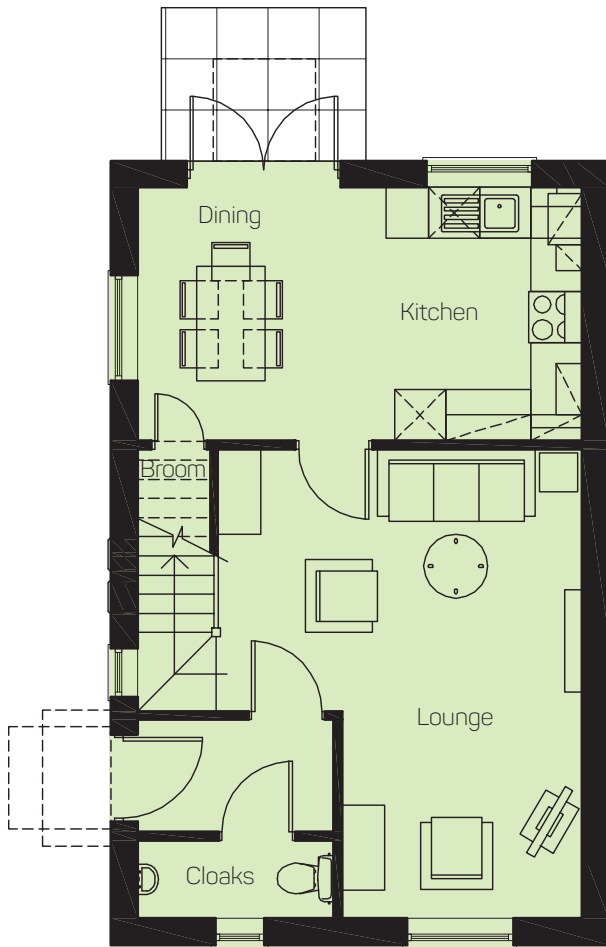
FIRST FLOOR PLAN

Bedroom 1	3500 x 3100
Bedroom 2	4575 x 3100
Bedroom 3	2640 x 2350
Bathroom	1950 x 1950

The Alders Modified

3 bed, 2 story dwelling. Gross internal floor area
89.72 sqm (965.74 sq ft)





GROUND FLOOR PLAN

Lounge	4250 x 5575
Kitchen/Dining	5180 x 2925
WC	2275 x 900

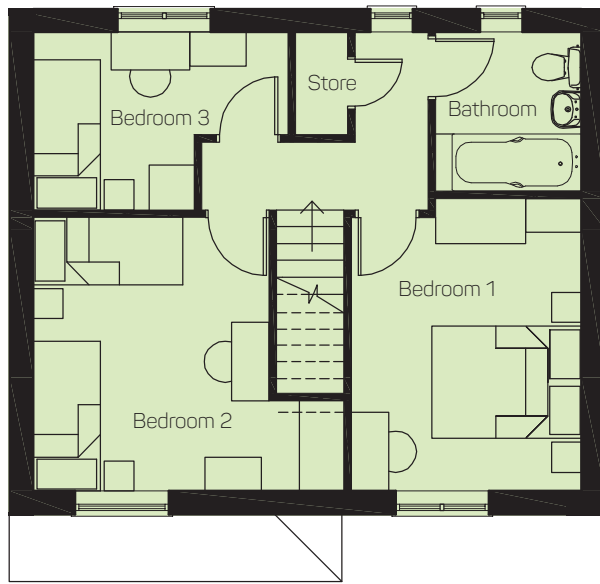
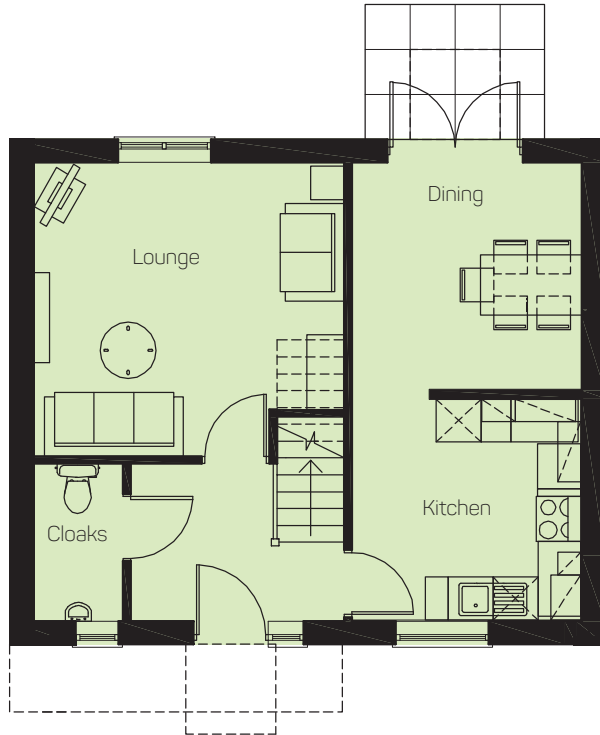
FIRST FLOOR PLAN

Bedroom 1	3500 x 3100
Bedroom 2	4900 x 3100
Bedroom 3	2950 x 2350
Bathroom	1950 x 1950

The Beeches

3 bed, 2 story dwelling. Gross internal floor area
89.62 sqm (964.66 sq ft)





GROUND FLOOR PLAN

Lounge	4150 x 3900
Kitchen/Dining	6100 x 3050
WC	2100 x 1200

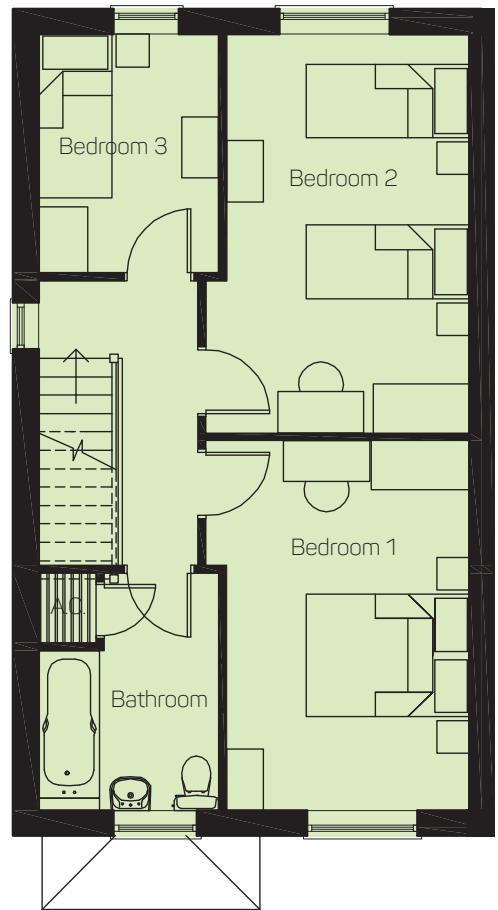
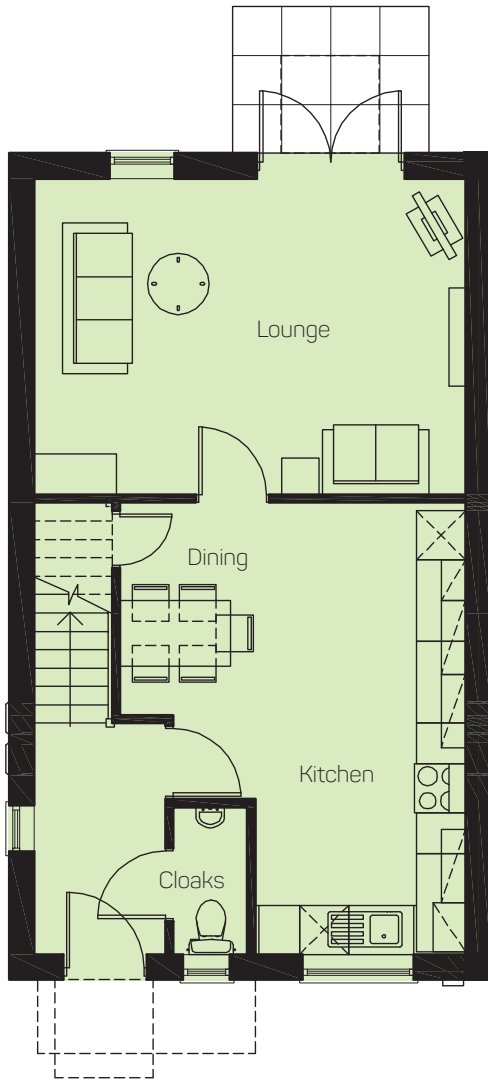
FIRST FLOOR PLAN

Bedroom 1	3900 x 3050
Bedroom 2	3625 x 3125
Bedroom 3	3350 x 2350
Bathroom	2100 x 1900

The Chaucer

3 bed, 2 story dwelling. Gross internal floor area
100.12 sqm (1077.7 sq ft)





GROUND FLOOR PLAN

Lounge	5250 x 3850
Kitchen/Dining	5300 x 4200
WC	1800 x 900

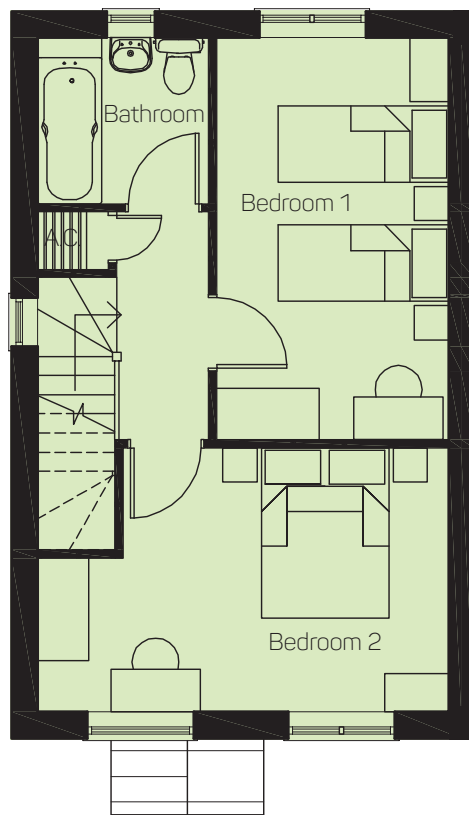
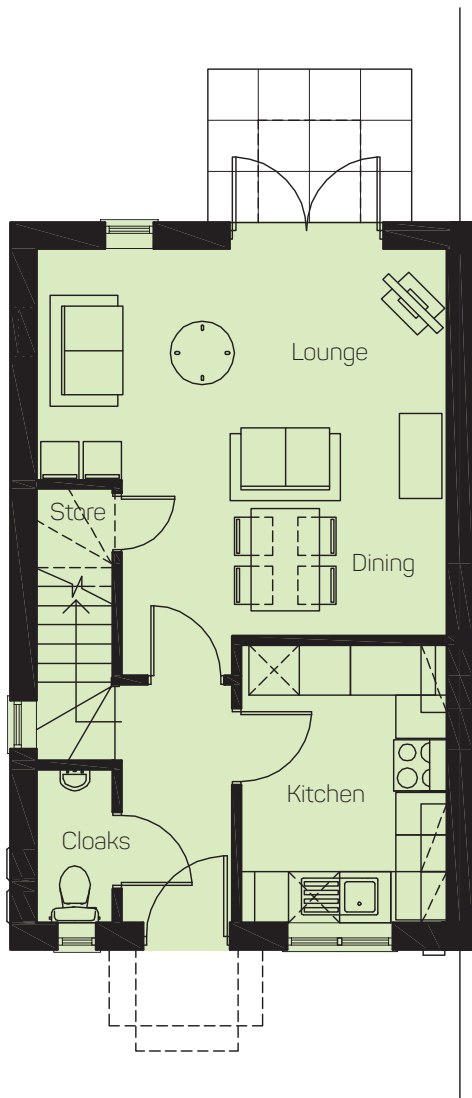
FIRST FLOOR PLAN

Bedroom 1	4500 x 3200
Bedroom 2	4825 x 3200
Bedroom 3	2875 x 2175
Bathroom	2850 x 2175

The Douglas

2 bed, 2 story dwelling. Gross internal floor area
76.38 sqm (822.15 sq ft)





GROUND FLOOR PLAN

Lounge	4800 x 4500
Kitchen/Dining	3250 x 2400
WC	1800 x 900

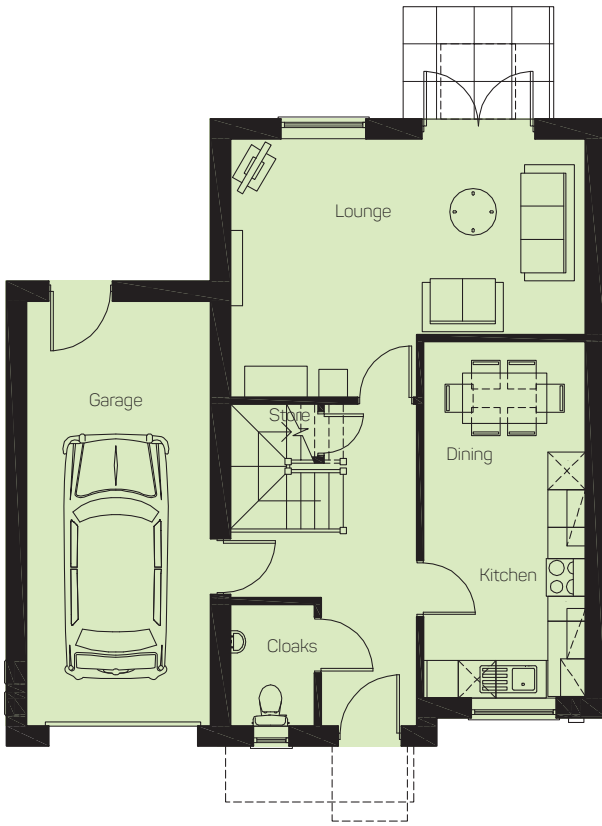
FIRST FLOOR PLAN

Bedroom 1	4700 x 2700
Bedroom 2	4800 x 3100
Bathroom	2000 x 1950

The Eden

3 bed, 2 story dwelling. Gross internal floor area excluding garage 122.68 sqm (1320.5 sq ft)





GROUND FLOOR PLAN

Lounge	5650 x 4100
Kitchen/Dining	5700 x 2575
WC	1950 x 1350
Garage	6775 x 2925

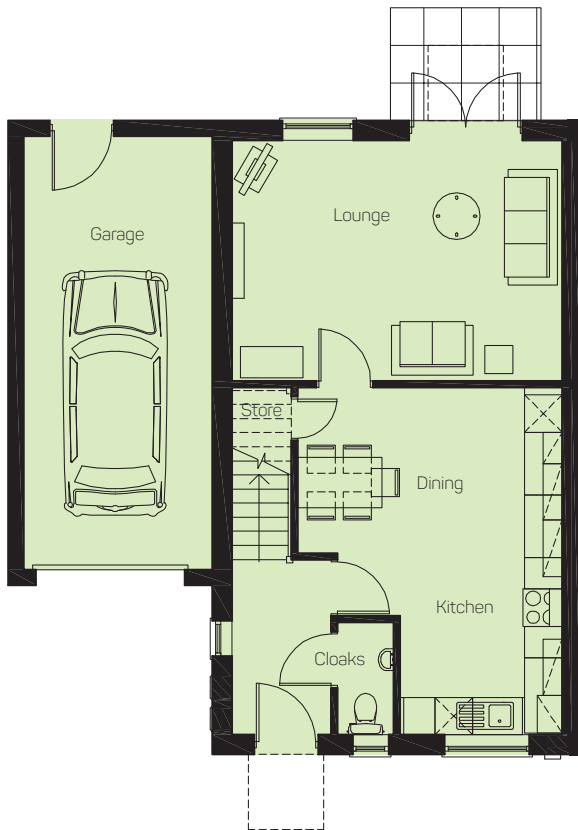
FIRST FLOOR PLAN

Bedroom 1	4650 x 4100
En-Suite	2575 x 1400
Bedroom 2	2550 x 1400
Bedroom 3	4050 x 2550
Bathroom	2000 x 1950

The Fir

3 bed, 2 story dwelling. Gross internal floor area excluding garage 100.12 sqm (1078 sq ft)





GROUND FLOOR PLAN

Lounge	5650 x 4100
Kitchen/Dining	5550 x 4200
WC	1800 x 900
Garage	6775 x 2925

FIRST FLOOR PLAN

Bedroom 1	4625 x 3050
Bedroom 2	4775 x 2650
Bedroom 3	2775 x 2500
Bathroom	2850 x 2100

Site Plan



General Specifications

DOORS AND WINDOWS

- PVCu double glazed windows (K glass) with lockable fasteners.
- Insulated front and rear doors with multipoint locking to PAS 23/24 specification.
- White painted 6-panel internal doors with chrome finish lever handles.
- PVCu white double glazed (K glass) French doors.
- White painted feature glazed internal doors (NOT all house types).

KITCHEN

- Choice of colour/finish to kitchen units and worktops (incorporating cornice and pelmet) – PC sum.
- Choice of coordinating wall tiles from our range of samples.
- Feature lighting to kitchen units (see detailed kitchen layouts).

BATHROOM AND EN-SUITES

- White sanitary ware (see sales advisor for details and colour options - if available).
- Shower provided to en-suite.
- Bathroom – fully tiled throughout, glazed shower door.
- En-suite – half tiled to wet walls only, fully tiled shower cubicle, glazed shower door.

INTERNAL SPECIFICATION

- Torus MDF skirting and architraving (125mm/63mm).
- Fire – see sales advisor.
- White painted staircase turned colonial balusters, newels and spindles.
- Smooth skimmed white painted ceilings throughout.

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Cypress Heights, Off Carlton Road,
Barnsley, South Yorkshire S71 1WA



- The Alders
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- The Beeches
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- The Douglas
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- The Fir

EXTERNAL SPECIFICATION

- Turf to front and rear gardens.
- Black tarmac drive.
- Patio – 4 slab width, single slab width from the front of the property to rear door and patio in grey flags.
- Rear garden divisional fencing – 1.8m high hit and miss timber fence on concrete posts.
- 1.8m high timber gate with barrel bolt and Suffolk latch.
- Outside tap – option.
- Rear boundary fencing (see sales advisor for details).

GENERAL

- PVCu white fascia and soffit board.
- Gas central heating system with wall mounted boiler (see sales advisor for details).

ELECTRICAL

- Intruder alarm (house only), not garage unless integral.
- Mains smoke detectors with battery backup.
- Porch light.
- Door bell.
- Light (incorporating shaver point) in main bathroom and en-suite.
- TV points (see brochure).
- Phone points (see brochure) plus interactive phone socket in lounge.
- Kitchen, bathroom and en-suite to have downlighters in ceiling.
- Double garage – fluorescent and 2 double sockets.
- Single garage – fluorescent and 1 double socket.

This specification was correct at the time of going to press. Saul Construction Ltd is continually reviewing and updating the specification and therefore reserves the right to change details at any time. For full details regarding specification and finishes please refer to our sales advisors.



Cypress Heights

BARNSLEY

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