

TEMPTATION

A COLLECTION OF LUXURY HOMES



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LIVING AT TEMPTATION

TEMPTATION IS LOCATED ON RESERVOIR ROAD IN BURTON ON TRENT, A QUIET RESIDENTIAL AREA SURROUNDED BY LARGE AREAS OF OPEN COUNTRYSIDE. THE TOWN CENTRE, WHERE YOU WILL FIND SHOPS, A CINEMA AND PLENTY MORE, IS JUST 1.8 MILES FROM THE DEVELOPMENT.

Temptation, with its collection of four and five bedroom homes, is ideal for families. The homes available at this development include the Paris, the Stockholm, the Rosas, the Barcelona, the Madrid, the Copenhagen, the Bologna and the Valencia.

There are many great local schools in the area, as well as rail and bus services to nearby towns and cities.





DISCOVER BURTON ON TRENT

TEMPTATION IS LOCATED ON RESERVOIR ROAD IN A POPULAR AREA OF BURTON ON TRENT.

The town centre is just 1.8 miles away, where you'll find big-name shops in Coopers Square, as well as attractions such as a cinema and the National Forest Adventure Farm.

There are a number of good schools in the area, including Shobnall Primary School, just a 5-minute walk from Temptation.

EDUCATION

The closest school to Temptation is Shobnall Primary School, just 0.2 miles or a 5-minute walk away. It was rated outstanding by Ofsted in its latest inspection and has pupils aged three to 11 years. Another option is St Modwen's Catholic Primary School, which is 2.9 miles away and rated good by Ofsted.

The Fountains High School, 3.2 miles from Temptation, is open to students aged 11 to 19 and was given a good rating by Ofsted in 2013. It offers a range of lunchtime and after-school activities, including a choir and film club.

Burton and South Derbyshire College is just 2 miles from Temptation and offers full- and part-time courses including childcare, engineering and performing arts. There is also an on-site hair and beauty salon and bistro open to members of the public.

HEALTH & FITNESS

Gordon Street Surgery offers GP services and is just 1.4 miles from Temptation. It's open from 8:30am until 6pm, Monday to Friday. Carlton Street Surgery is also close, about a 10 minute drive from Temptation, or a 1.5 mile walk.

Queen's Hospital Burton Upon Trent is a 7 minute drive, or 2.1 miles, from Temptation. Here you will find an accident and emergency department alongside various outpatient services. The hospital prides itself on having two MRI and CT scanners, as well as modern maternity units.

If you're interested in keeping fit, then Shobnall Leisure Complex is within easy reach of Temptation, either by taking a 4-minute drive or walking 0.6 miles. The Leisure Complex has a sports hall, six recently refurbished tennis courts, a nine-hole pitch and putt course and crazy golf.

TRANSPORT

Burton on Trent railway station is just 1.4 miles from Temptation and has services to towns and cities throughout the UK, including Birmingham New Street, Nottingham and Cardiff Central.

The closest bus stop to Temptation is at Shobnall Road Primary School. From here, the 810 Midland Classic service runs between Burton and Lichfield.

East Midlands Airport is 22 miles away, with flights to destinations such as Prague, Alicante, Corfu and Malta.

SHOPPING

Temptation is conveniently located near a number of supermarkets. Sainsbury's is 1.8 miles away and there is also an Asda Superstore 1.7 miles away. The Asda Superstore, which also has an in-store pharmacy, is open from 7am to 10pm every day except Sunday, when it's open from 10am to 4pm.

Coopers Square in Burton on Trent is where you will find a selection of big-name stores. It's just 2 miles from Temptation and includes stores such as Next, M&S, Pandora and River Island.

For local produce and independent traders, Burton Market Hall is the place to be. It's only 2 miles from the development and hosts a farmers' market on the second Thursday of every month, as well as an outdoor market every Thursday, Friday and Saturday.

THINGS TO DO

One of the closest attractions to Temptation is the National Forest Adventure Farm at 2 miles. It is open all-year round and includes play facilities and an on-site farm. You can also enjoy the maize maze at certain times of year – it's one of the biggest in Europe!

Branston Golf and Country Club is a 10 minute drive away at 3 miles and is open to members and their guests. There is an 18-hole golf course, on-site spa and salon and restaurant.

Cineworld Burton is 1.8 miles away and has nine screens to choose from. There are various restaurants next to the cinema, including Frankie and Benny's, Bella Italia and Nando's.















THE ROSAS

THE ROSAS IS A FOUR BEDROOM HOME DESIGNED OVER THREE FLOORS WITH AN IMPRESSIVE MASTER BEDROOM.

The lounge in the Rosas has full length French doors which open onto the back garden. There is a separate fitted kitchen and dining area.

The ground floor also has a cloakroom and storage cupboard.

The first floor has two double bedrooms and a single bedroom, alongside a bathroom with Villeroy & Boch suite.

A staircase leads to the impressive master bedroom on the second floor, where there's a high sloping ceiling, skylight and dormer window. Its private ensuite comes complete with a corner shower.

The Rosas has its own separate garage.



GROUND FLOOR



FIRST FLOOR

SECOND FLOOR

GROUND FLOOR 4714mm x 2864mm 15'6" x 9'5" Kitchen/dining 16'5" x 10'11" 5000mm x 3313mm Lounge (max) Cloakroom 1728mm x 913mm 3'0" x 5'8" FIRST FLOOR Bedroom 2 (max) 4152mm x 2900mm 13'8" x 9'6" Bedroom 3 3875mm x 2750mm 12'9" x 9'0" 9'5" x 7'1" Bedroom 4 (max) 2860mm x 2163mm Bathroom 2013mm x 1728mm 6'7" x 5'8" SECOND FLOOR Master bedroom (max) 5782mm x 3950mm 19'0" x 13'0" 2163mm x 1502mm 7'1" x 4'11" Ensuite



THE BARCELONA

THE BARCELONA IS DESIGNED OVER THREE FLOORS AND HAS FOUR DOUBLE BEDROOMS WITH A SEPARATE GARAGE.

The Barcelona has a side entrance which leads into the kitchen and dining area. The kitchen has an integrated Neff oven and stainless steel sink with mixer tap.

The lounge at the back of the home features high ceilings and French doors that open out onto the back garden. There is also a ground floor cloakroom.

There are two double bedrooms on the first floor and a bathroom with a Villeroy & Boch suite. The two remaining bedrooms occupy the second floor and the master bedroom has its own ensuite.

The Barcelona has a separate garage and driveway.



FIRST FLOOR

GROUND FLOOR

SECOND FLOOR

GROUND FLOOR Kitchen/dining (max) Lounge (max) Cloakroom	4269mm x 3545mm 5079mm x 3545mm 1455mm x 1199mm	14'0" × 11'8" 16'8" × 11'8" 4'9" × 3'11"
FIRST FLOOR Bedroom 3 Bedroom 4 (max) Bathroom	3545mm x 3390mm 3545mm x 3279mm 3311mm x 1455mm	11'8" × 11'2" 11'8" × 10'9" 10'10" × 4'9"
SECOND FLOOR Master bedroom (max) Ensuite (max) Bedroom 2 (max)	3545mm x 3277mm 2779mm x 897mm 3545mm x 3387mm	11'8" × 10'9" 9'1" × 2'11" 11'8" × 11'1"



THE MADRID

THE MADRID, RENDERED IN BRIGHT WHITE WITH GEORGIAN WINDOWS, IS A THREE-STOREY TOWNHOUSE WITH FOUR DOUBLE BEDROOMS.

The entrance hall with cloakroom in the Madrid leads to the kitchen and dining area. At the back of the home, the lounge is filled with natural light from tall French doors which open out onto the garden.

On the first floor there are two large double bedrooms and family bathroom with a Villeroy & Boch suite. The second floor has two further bedrooms, including the master bedroom with ensuite. All four bedrooms have two windows which add to the home's light and airy feel.

The Madrid has its own separate garage.



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

GROUND FLOOR 6277mm x 2840mm 20'7" x 9'4" Kitchen/dining (max) 4865mm x 4190mm 16'0" x 13'9" Lounge (max) Cloakroom 1897mm x 923mm 6'3" x 3'0" FIRST FLOOR 4860mm x 3419mm 15'11" x 11'3" Bedroom 3 (max) 4860mm x 2835mm 15'11" x 9'4" Bedroom 4 (max) 2320mm x 2192mm 7'7" x 7'2" Bathroom SECOND FLOOR Master bedroom (max) 4860mm x 3672mm 15'11" x 12'1" 2702mm x 1303mm Ensuite 8'10" x 4'3" 4860mm x 3599mm Bedroom 2 (max) 15'11" x 11'10"



THE BOLOGNA

THE BOLOGNA IS AN IMPRESSIVE FOUR BEDROOM HOME WITH AN OPEN-PLAN KITCHEN AND DINING AREA, MAKING IT A GREAT PLACE TO SPEND TIME WITH FAMILY AND FRIENDS.

You enter the Bologna through a central entrance hall. There is a cloakroom and under the stairs storage space. The lounge is on this level, where a large central window and two sets of French doors provide access to the garden.

On the other side of the entrance hall is the dining room, kitchen and utility area, with separate entry point to the back garden. Double aspect windows flood the space with light. The home also comes with integrated appliances including dishwasher, fridge freezer and washer dryer.

On the first floor there are four bedrooms and a family bathroom with Villeroy θ Boch suite. The master bedroom has fitted wardrobes and its own shower ensuite.





FIRST FLOOR

THE DIMENSIONS

	GROUND FLOOR Kitchen/dining (max) Utility Lounge Cloakroom	6203mm x 3591mm 1827mm x 1700mm 6203mm x 3281mm 1824mm x 997mm	20'4" x 11'9" 6'2" x 5'7" 20'4" x 10'9" 6'0" x 3'3"
	FIRST FLOOR Master bedroom Ensuite Bedroom 2 Bedroom 3	3664mm x 3399mm 1859mm x 1700mm 3400mm x 3340mm 2662mm x 2662mm	12'0" × 11'2" 6'1" × 5'7" 11'2" × 11'0" 8'9" × 8'9"
ı	Bedroom 4 (max)	2836mm x 2715mm	9'4" x 8'11"

2435mm x 1725mm

8'0" x 5'8"

Bathroom (max)

GROUND FLOOR



THE PARIS

THE PARIS IS A SPACIOUS FAMILY HOME WITH FOUR GOOD-SIZED BEDROOMS AND AN OPEN-PLAN KITCHEN AND DINING AREA.

The lounge is found at the front of the home with a large window that floods the room with natural light. It's an ideal space to entertain family and friends.

There is a door from the lounge into the dining and kitchen area, as well as access from the central hallway. There are French doors leading on the rear garden, and a utility room with separate access to the garden.

The Paris has a ground floor cloakroom and a large integral garage with driveway.

Upstairs on the first floor, four spacious bedrooms lead off a central landing. The master bedroom has two windows creating a bright and airy atmosphere. It also has an ensuite. The family bathroom has a Villeroy \upphi Boch suite.



GROUND FLOOR

FIRST FLOOR

GROUND FLOOR Kitchen/dining (max) Lounge (max) Utility Cloakroom	5269mm x 3575mm 5452mm x 3325mm 2193mm x 1550mm 2193mm x 938mm	17'4" × 11'9" 17'11" × 10'11" 7'2" × 5'1" 7'2" × 3'1"
FIRST FLOOR Master bedroom (max) Ensuite Bedroom 2 Bedroom 3 (max) Bedroom 4 (max) Bathroom (max)	4302mm x 3300mm 2322mm x 1352mm 4417mm x 3159mm 3287mm x 2731mm 3541mm x 2325mm 2318mm x 2307mm	14'2" × 10'10" 7'7" × 4'5" 14'6" × 10'4" 10'10" × 9'0" 11'8" × 7'8" 7'7" × 7'7"



THE COPENHAGEN

THE COPENHAGEN IS A FOUR BEDROOM DETACHED HOME WITH A SPACIOUS AND PRACTICAL LIVING AREA THAT IS IDEAL FOR A LARGER FAMILY.

The ground floor of the Copenhagen has a stylish kitchen dining area, complete with breakfast bar and family snug creating a great space for entertaining and spending time together. French doors lead onto the back garden off the dining area. With separate door to the back garden, there is a utility room that includes an integrated washing machine and fridge freezer.

The lounge is off the central hallway. It has a large front window that fills the room with natural light. There is also a ground floor cloakroom.

On the first floor of the Copenhagen, a central landing leads to four bedrooms and a family bathroom. There is a spacious master bedroom with ensuite, two further double bedrooms and a single bedroom.

The Copenhagen has its own separate garage.





GROUND FLOOR FIRST 1

FIRST FLOOR

ı	GROUND FLOOR		
	Kitchen/dining (max)	7020mm x 3128mm	23'1" x 10'3"
	Snug (max)	3039mm x 2462mm	10'0" x 8'1"
	Lounge (max)	5155mm x 3430mm	16′11″ x 11′3″
	Utility (max)	2635mm x 1777mm	8'8" x 5'10"
ı	Cloakroom	2035mm x 983mm	6'8" x 3'3"
ı	FIRST FLOOR		

FIRST FLOOR		
Master bedroom	4082mm x 3490mm	13'5" x 11'5"
Ensuite (max)	2035mm x 1763mm	6'8" x 5'9"
Bedroom 2 (max)	3489mm x 2850mm	11'5" x 9'4"
Bedroom 3	3190mm x 2881mm	10'6" x 9'6"
Bedroom 4	3190mm x 2200mm	10'6" x 7'3"
Bathroom (max)	3189mm x 1754mm	10'6" x 5'9"





THE STOCKHOLM

THE STOCKHOLM IS A BEAUTIFULLY PRESENTED DETACHED FAMILY HOME WITH FOUR DOUBLE BEDROOMS, GOOD-SIZED LOUNGE, AND AN INTEGRAL GARAGE.

The open-plan kitchen and dining area along the back of the Stockholm is a great place to entertain friends or spend time together as a family. There are French doors leading onto the garden, which has a further entry point through the utility room. The kitchen and utility has integrated appliances including fridge freezer, dishwasher and washing machine.

The central hallway has a cloakroom and leads into the bright and airy lounge.

The bedrooms are on the first floor around the central landing. A landing window floods the space with light. The master bedroom has an ensuite with Villeroy ϑ Boch suite, and a dressing area. There are three further good-sized bedrooms and a family bathroom.

The Stockholm has a large integral garage.



GROUND FLOOR

FIRST FLOOR

GROUND FLOOR Kitchen/dining Utility Lounge (max) Cloakroom	5670mm x 3212mm 3160mm x 1833mm 4646mm x 3543mm 1927mm x 900mm	18'7" x 10'7" 10'5" x 6'0" 15'3" x 11'8" 6'4" x 2'11"
FIRST FLOOR Master bedroom Ensuite Bedroom 2 Bedroom 3 Bedroom 4 Bathroom	5173mm x 3620mm 2073mm x 1774mm 3445mm x 2985mm 3260mm x 2992mm 3595mm x 2742mm 2406mm x 1850mm	17'0" × 11'11" 6'10" × 5'10" 11'4" × 9'10" 10'8" × 9'10" 11'10" × 9'10" 7'11" × 6'1"



THE DIMENSIONS

GROUND FLOOR

 Kitchen/dining (max)
 6900mm x 3476mm
 22'8" x 11'5"

 Utility
 2953mm x 1042mm
 9'8" x 3'5"

 Snug
 3658mm x 2430mm
 12'0" x 8'0"

 Cloakroom (max)
 2411mm x 1113mm
 7'11" x 3'8"

FIRST FLOOR

 Lounge
 6900mm x 4859mm
 22'8" x 15'11"

 Bedroom 2 (max)
 3982mm x 3262mm
 13'1" x 10'9"

 Bedroom 3 (max)
 3476mm x 2830mm
 11'5" x 9'3"

 Bathroom
 3334mm x 2221mm
 10'11" x 7'4"

SECOND FLOOR

 Master bedroom (max)
 6900mm x 4765mm
 22'8" x 15'8"

 Ensuite (max)
 2799mm x 2765mm
 9'2" x 9'1"

 Bedroom 4 (max)
 3529mm x 3412mm
 11'7" x 11'1"

 Bedroom 5 (max)
 3400mm x 2407mm
 11'2" x 7'11"

THE PALERMO

THE PALERMO IS AN IMPRESSIVE FIVE BEDROOM FAMILY HOME WITH VERSATILE LIVING SPACE THAT INCLUDES A KITCHEN DINING AREA, FIRST FLOOR LOUNGE, AND STUNNING MASTER BEDROOM.

The Palermo benefits from a ground floor snug, cloakroom and understairs storage. The dining area is at the rear of the home where there are French doors opening out into the garden. The kitchen has access to a utility room, which includes appliances such as a dishwasher, fridge freezer and washing machine.

A winding staircase leads into the first floor lounge, which spans the front of the home. It is a bright and impressive space thanks to three large windows. There is also a family bathroom and two more bedrooms.

The master bedroom is on the second floor, where you will find a spacious dressing area and ensuite with shower, as well as a further two bedrooms.

The Palermo has a tarmac-finished driveway leading to an integral garage.



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR





THE VALENCIA

THE VALENCIA IS A FIVE BEDROOM FAMILY HOME WITH ENVIABLE LIVING SPACE AND INTEGRAL DOUBLE GARAGE.

The Valencia's double height entrance hall leads to a lounge with a large bay window that lets in plenty of natural light. The kitchen, dining and family area at the back of the home has French doors opening onto the garden.

The utility room has a separate entrance, and includes an integrated fridge freezer and washer dryer.

Upstairs, five bedrooms lead off an open central landing. The master bedroom has two tall windows, dressing area, an ensuite and fitted wardrobes.

A second double bedroom features private ensuite and three further bedrooms occupy the rest of the first floor. The family bathroom has a Villeroy & Boch suite.

The Valencia has a double integral garage.



GROUND FLOOR FIRST FLOOR

THE DIMENSIONS

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Kitchen/dining/snug (max)	10750mm x 3858mm	35'4" x 12'8"
Utility	2123mm x 1825mm	7'0" x 6'0"
Lounge	5106mm x 3750mm	16'9" x 12'4"
Cloakroom	1800mm x 1463mm	5'11" x 4'10"

FIRST FLOOR

FIRST FLOOR		
Master bedroom (max)	4957mm x 4809mm	16'3" x 15'9"
Ensuite (max)	2263mm x 1350mm	7'5" x 4'5"
Bedroom 2 (max)	5330mm x 3755mm	17'6" x 12'4"
Ensuite (max)	2600mm x 1205mm	8'6" x 3'11"
Bedroom 3 (max)	3414mm x 3356mm	11'3" × 11'0"
Bedroom 4 (max)	3641mm x 3356mm	11′11″ × 11′0″
Bedroom 5	3522mm x 2318mm	11'7" x 7'7"
Bathroom (max)	2600mm x 1975mm	8'6" x 6'6"



QUALITY & STYLE







KITCHENS

Every home has a sleek and stylish kitchen with stainless steel sink and mixer tap, Neff single electric oven and extractor fan, stainless steel splashback and Indesit ceramic hob. You can personalise your kitchen with your choice of cupboard doors, handles and worktops. There is also a selection of tiles from leading brand Porcelanosa.

BATHROOMS & ENSUITES

The contemporary bathrooms and ensuites feature sanitaryware by Villeroy & Boch. The cloakrooms, bath suites and shower trays are all in timeless white with fixtures and fittings such as taps in stainless steel.

Family bathrooms have a bath, shower or a shower over the bath with a glass screen. The luxury ensuites have good-sized square or corner shower enclosures and all tiles are from leading brand Porcelanosa.

CENTRAL HEATING & EFFICIENCY

New homes are approximately 65% more energy efficient, according to the Home Builders Federation. Our homes are designed to be as energy efficient as possible with better ventilation and insulation, quality windows, reduced sound transmission, and increased fire and electrical safety. Energy efficient appliances are fitted as standard.

Every home is fitted with gas central heating as standard with an Ideal Logic boiler.

FIXTURES & FITTINGS

Homes are finished to a high standard with oak veneer internal doors throughout. There are two or three television and telephone points, and smoke detectors are fitted as standard.

Rooms are decorated in neutral colours to give you the flexibility to move in straight away or personalise the interior design to suit you.



INSIDE & OUT







GARDEN & EXTERNAL FEATURES

Each home has a statement front door with contemporary handle, door number and knocker. Many have overhead canopies with wall-mounted door lights or ceiling-mounted lights in the porch. UPVC windows in cream or grey have stone-effect finished cills.

The front gardens are landscaped with a tarmac or block paved driveway. Rear gardens are enclosed for privacy and fencing is finished in a dark brown stain. Homes with an integral or separate garage include doors by leading German brand Horman.

SECURITY

All external doors have a multipoint locking system included as standard and locks on all windows. There are viewing holes on front doors for extra security. You can choose to upgrade your home with an advanced security system for added peace of mind.

WARRANTIES

Homes are completed to National House Building Council standard with a 10-year Buildmark warranty. This is the UK's leading insurance cover for new homes.

For the first two years we will take care of issues with the central heating, roof or structure of the property and any other agreed areas such as water services. All kitchen appliances are covered by a two-year manufacturer's warranty.

Once built and ready to move in, you will be invited to a guide and demonstration of your new home. On moving day, you will receive a comprehensive homeowner's handbook and you will be introduced to a dedicated Customer Service Co-ordinator.





We are delighted 95.7% of our customers say they are happy with the quality of their new homes and would recommend Strata to a friend.

The result means Strata was awarded the highest accolade of five stars in the latest customer satisfaction survey by the home builders federation and national house building council.

"Strata is a modern family business with a fresh approach to home building. Our love of design and quality underpins a desire to create beautiful homes of the highest standard. Our customers are at the heart of everything we do and we strive to deliver an outstanding home buying experience."

ANDREW WEAVER
Chief Executive





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