

An ——— Exclusive *Luxury* Development

THE PADDOCKS HAZEL GROVE

8 Stunning 4 Bedroom Homes





The Perfect Family Environment, Bordering The Peak District National Park

Introduction

The Paddocks is a beautiful new luxury development comprising of eight new 4 bedroom homes. Located in a semi rural area allowing stunning views of the surrounding countryside. Good transport links available with Poynton and Hazel Grove only a few minutes drive away providing a wide range of shopping and leisure activities. Convenient public transport links available with in particular regular trains available from local stations to neighbouring areas, with Manchester City Centre being only a twenty five minute train journey away.

This exceptional collection of homes will take pride of place on the border of the Peak District National Park; in a tranquil area within a local nature spot.



Specification

Kitchen

- Contemporary or shaker style kitchen from our signature range, with close runners & doors
- Quartz stone work surfaces with matching stone upstands and splash backs
- Integrated Beko appliances, including a black multifunctional oven, 80cm induction hob, integrated dishwasher, integrated fridge freezer, integrated washing machine.
- All homes have bi-fold doors to kitchen/dining room.

Bathrooms and En-Suite

- Each home will have contemporary white bathroom suites with matt black fittings and towel rails.
- Wall mounted mirrored vanity unit to bathrooms and master en-suites

Plumbing & Heating

- Wet underfloor heating to ground floor areas
- Zonal thermostat controls

Electrical

- Energy saving LED recessed downlights with feature pendant locations throughout the ground & first floor
- External lighting to front and rear of property
- Hardwired external car charging point
- LED downlights to kitchen, dining, sitting room, hall, bathroom and en-suite. Pendant lighting to remaining rooms
- Homes wired for Sky & Freeview TV distribution

Internal Details and Finishes

- Each home will have underfloor heating to the ground floor and conventional radiators to the first floor
- Bannister/painted staircase
- Skirting boards with painted finishes
- Full & part height tiling to all bath and shower rooms from our signature range

Windows & Doors

- Bi-fold doors with white internal and external finish
- Heavyweight oak veneer internal doors with matt black handles and latches
- Composite security doors to front and rear of property with multi-point locking system having matt black internal and colored external finish
- All homes have double-glazed UPVC Agate grey windows with multi point locking system.

External Details

- Handmade heritage featured bricks
- Closeboard fencing

Warranty

All homes come
with a ten-year
warranty



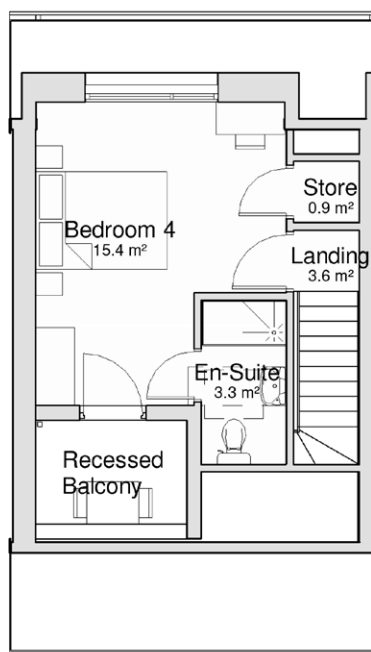
Floor Plans

Block 1 – Plots 1–6

112m² - 4 Bed - 2 Car Parking Spaces

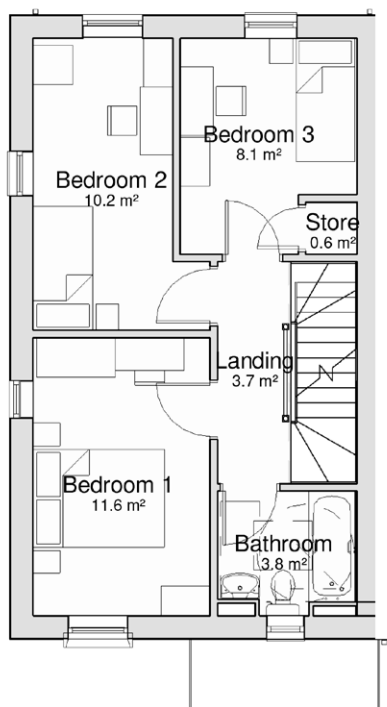
Second Floor

Bedroom 4	15.4 m ²
En-Suite	3.3 m ²



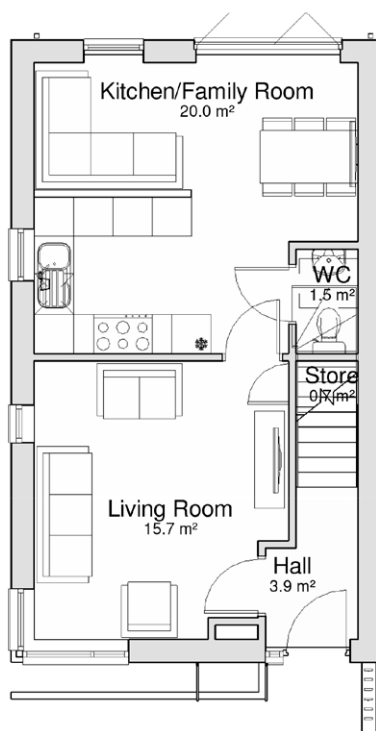
First Floor

Bedroom 1	11.6 m ²
Bedroom 2	10.2 m ²
Bedroom 3	8.1 m ²
Bathroom	3.8 m ²



Ground Floor

Living	15.7 m ²
Kitchen/Dining	20.0 m ²



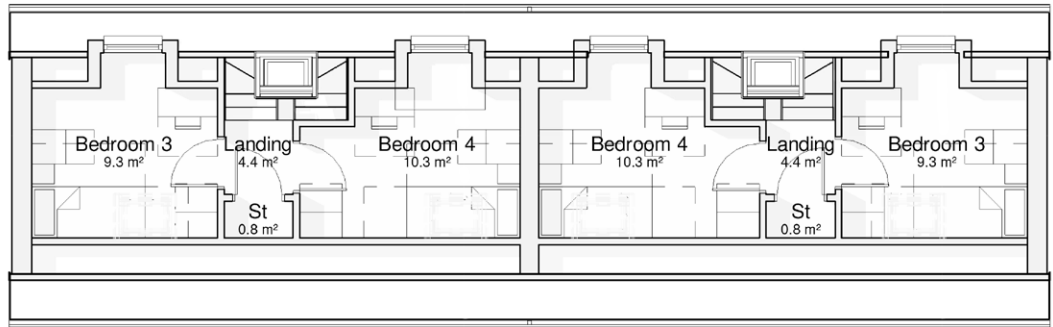
Floor Plans

Block 2 - Plots 7-8

113.6m² - 4 Bed - 2 Car Parking Spaces

Second Floor

Bedroom 3	9.3 m ²
Bedroom 4	10.3 m ²



First Floor

Bedroom 1	11.9 m ²
En-Suite	2.8 m ²
Bedroom 2	12.2 m ²
Bathroom	4.1 m ²



Ground Floor

Living	13.4 m ²
Kitchen/Dining	24.7 m ²





Kitchen





Living Room





Master Bedroom





Bedroom Option





Bedroom Option





En-Suite





Bathroom



Begin your story with us

Step 1

Decide on your budget, area and apply for a mortgage in principle

Step 2

Select Development / Plot

Review the site plan, brochure, floor plans and specification and choose your preferred plot.

Step 3

Pay Reservation fee

Once you have found your perfect home, we will ask you to pay a reservation fee to secure it until the exchange of contracts deadline.

Step 4

Appoint Solicitor

Appoint a solicitor or conveyancer to deal with the legal side of your purchase. Make them aware of the exchange of contracts deadline and give them a copy of your reservation form containing the full purchase details of your new Kerr home

Step 5

Full mortgage application - if applicable.

Step 6

Exchange Contract

The exchange of the contracts to buy the property is the point where the sale is legally binding. Solicitors for both sides will get the buyer and ourselves to sign a contract. By signing a contract, you agree to the terms of the sale and to buy the property and at this point you will be required to pay a deposit.

Step 7

Moving day

After the final legal tasks are complete, your solicitor will arrange for your mortgage company to pay the rest of the money to our solicitors.

When this is done, the house belongs to you and you can move in on the agreed date. This is called 'completion' and our sales representative will arrange a full handover and you will receive the keys to your new home.



All images are for Illustration purposes

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We are immensely proud to be bringing this remarkable collection of new homes to the market.

Contact our Sales Team

Call 01625 859 888

Email poynton@gascoignealman.co.uk

