

Levens View Ulverston



A beautiful collection of new homes



About Rowland

Independently owned and dedicated to creating stylish developments, Rowland has a track record in house design, construction and the creation of living communities, spanning more than 25 years.

At Rowland, we believe in providing a varied portfolio with traditional exteriors and modern interiors in a range of popular locations throughout the North West.

The environments that we create may vary in shape and size, but our commitment to quality means that all are built to the same exacting standards.

Externally, Rowland homes incorporate eye-catching design features, whilst careful interior planning ensures that we maximise every square metre of available living space. The latest heating, glazing and insulation products combine optimum comfort with minimal maintenance, in keeping with today's busy lifestyles.

Our commitment to quality doesn't stop inside the home though. Time and careful planning go into the layout of each development to create neighbourhoods, blending the development and areas of public open space into the local environment in a complementary and sympathetic way.

Whichever Rowland home you choose to buy and wherever you choose to live you'll find one to suit your lifestyle; enjoy the experience!





Welcome to Ulverston

A thriving market town close to the Cumbrian coast and Lakeland

Located in southern Cumbria close to both Morecambe Bay and the Lake District, Ulverston is a delightful, bustling and attractive historic market town with an illustrious heritage stretching back to the Domesday Book and beyond, not to mention birthplace of famous comedian Stan Laurel. Well served by locally-run shops and cafés, traditional pubs and contemporary restaurants, Ulverston has an impressively active social life, staging around twenty richly different festivals throughout the year. The 635-seat Coronation Hall, the Art Deco-style Roxy and many other venues and events, enhance Ulverston's reputation for being an enterprising, independent and sociable town that welcomes visitors and residents alike with enthusiasm and warmth.

Within easy reach of the mountains and valleys of the central Lake District, Ulverston is just fifteen miles from Coniston and around twenty miles from Ambleside and Windermere.

One of Britain's most celebrated areas of natural beauty, the Lake District National Park offers unlimited opportunities for hill-walking, mountain-biking, rock-climbing, watersports and many other outdoor activities. The 112-kilometre Cumbria Way walking route starts in Ulverston, and traverses some of the most beautiful scenery in Cumbria along its spectacular route to Carlisle.

With an impressive and long-standing maritime history, Ulverston is just half a mile from the shores of Morecambe Bay, with an extensive coastline. Ulverston is just 25 miles from Junction 36 of the M6, for onward travel north to Carlisle and Scotland, and south to Lancaster and Blackpool, Preston and Manchester. Local rail services from Ulverston connect to Barrow-in-Furness, plus there are direct services from Ulverston to both Lancaster and Manchester Airport.



Levens View

*An ideal place for family living
and the good life*

Ideally located less than a mile and a half from Ulverston town centre, Levens View is also conveniently placed close to local shops and amenities.

Levens View is accessed from Priory Road by a quiet thoroughfare passing through extensive green areas of publicly accessible open space. Properties on the development are arranged around cul-de-sacs, whilst borders of trees and shrubs define the developments generous boundaries.

There is a wide selection of 2, 3, 4 and 5 bedroom homes to choose from. With such an extensive range of house types available, the development has a refreshingly organic look and feel, giving the impression of having grown up slowly over time to embrace different architectural effects, facades and frontages.





The interiors of the homes at Levens View are equally distinctive and have been carefully designed.



Open-plan layouts allow for a flow of space between family, dining and kitchen areas, whilst placement of windows ensure that rooms are flooded with natural light on both ground floors and upper levels.

Fully fitted kitchens incorporate generous work-surfaces, storage space and integral brand-name appliances including hob, oven and fridge-freezer.

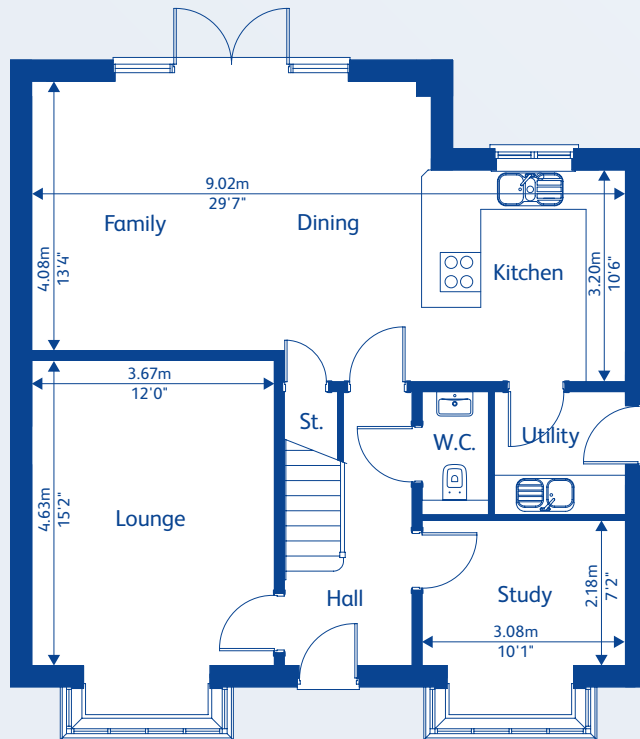
Bathrooms, cloakrooms and en-suites feature pure white designer sanitaryware with easy to maintain polished chrome fittings.



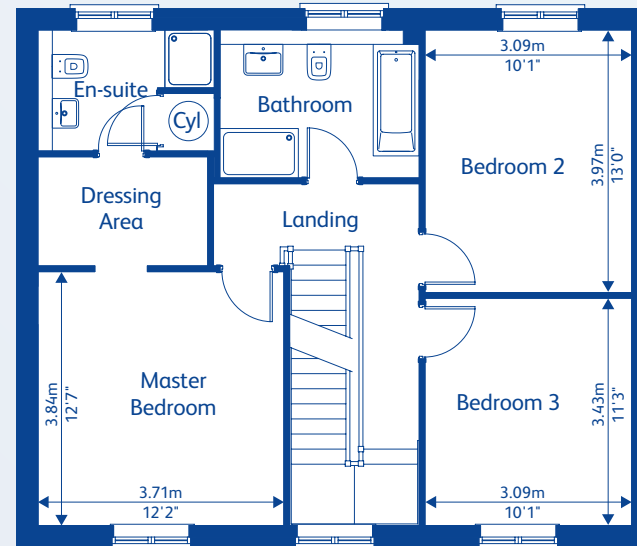
Computer generated image of the Wallingford

Wallingford

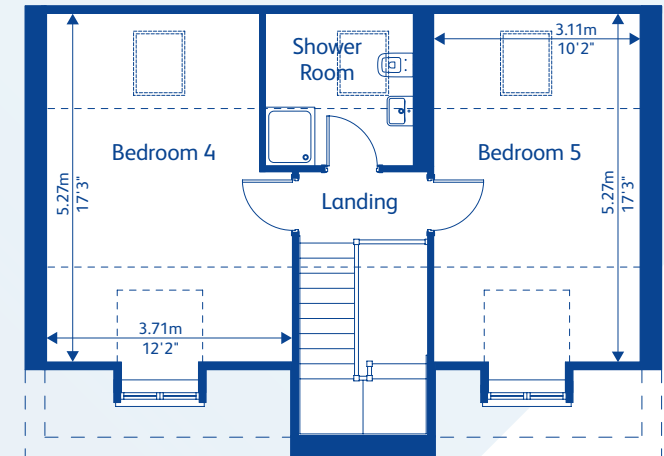
5 bedroom detached home with double garage



Ground Floor



First Floor



Second Floor

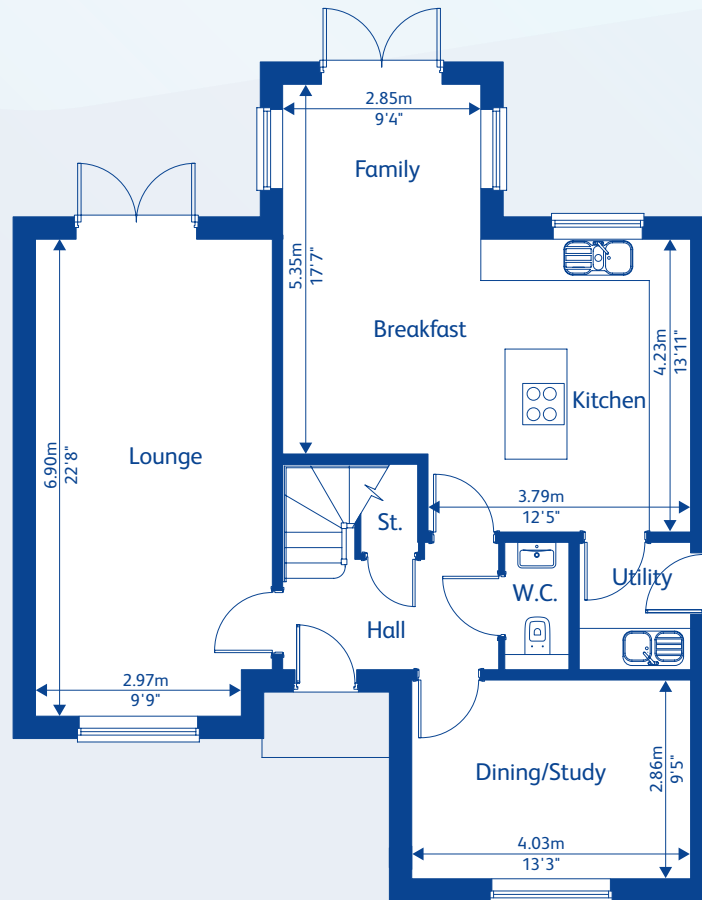
Note: All dimensions are maximum and account for alcoves, and a tolerance of ± 75mm should be allowed. --- Indicates start of sloping ceiling. Please speak to the Sales Executive for full details.



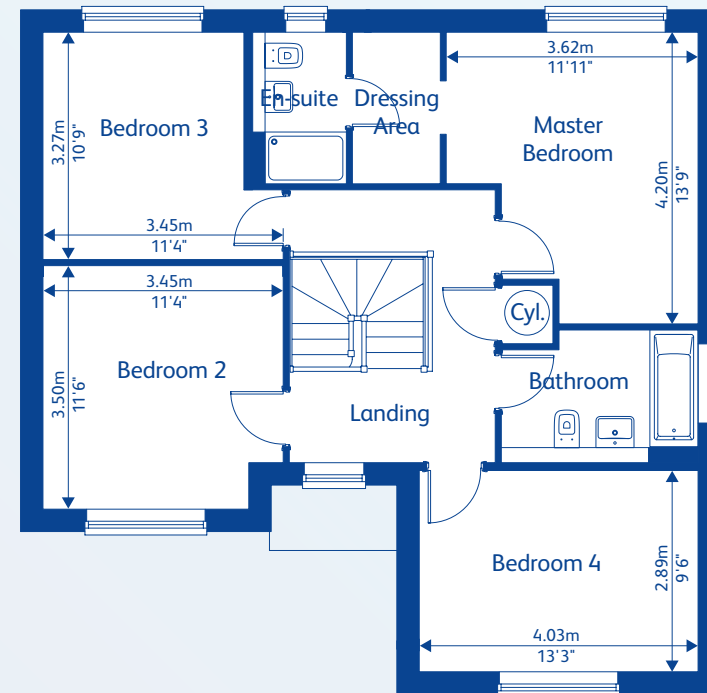
Computer generated image of the Marlborough

Marlborough

4 bedroom detached home with double garage



Ground Floor



First Floor

Note: All dimensions are maximum and account for alcoves, and a tolerance of ± 75mm should be allowed. Please note in plots with attached garages window positions will vary in the Dining/Study and Bedroom 4. Please speak to the Sales Executive for full details.



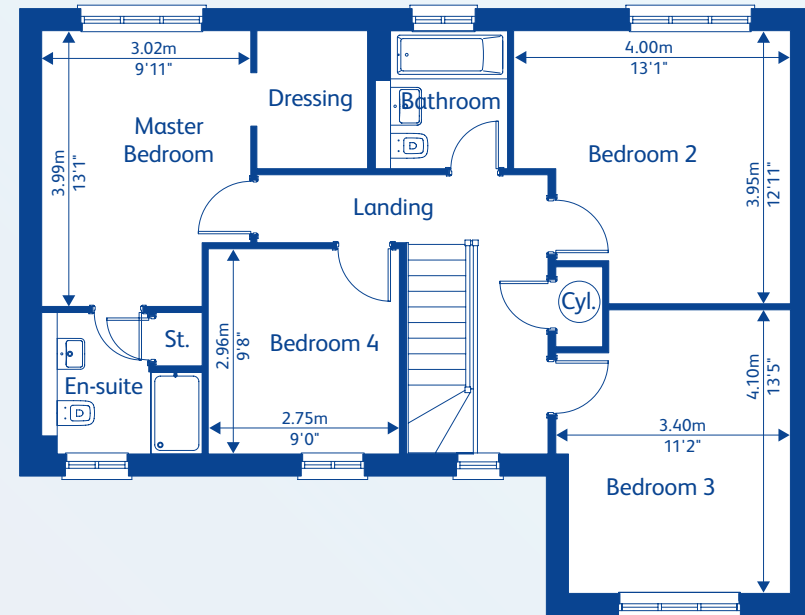
Computer generated image of the Wolsey

Wolsey

4 bedroom detached home with double garage



Ground Floor



First Floor

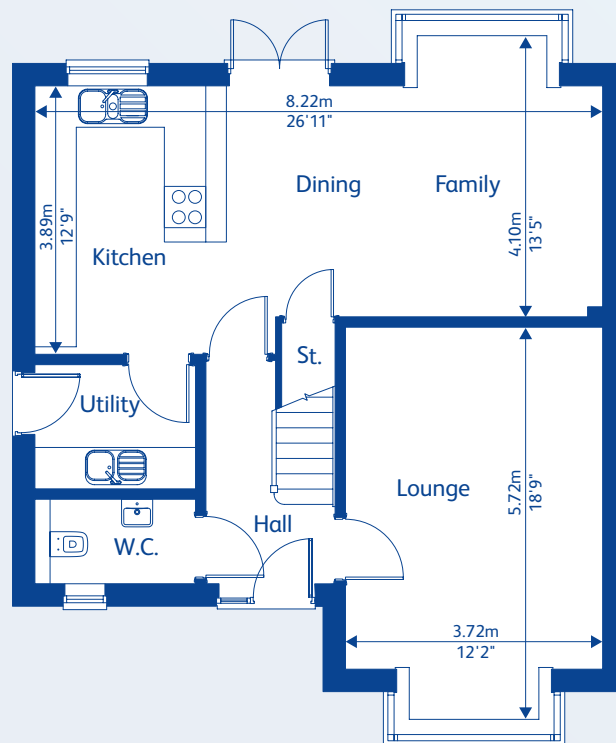
Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. Please speak to the Sales Executive for full details.



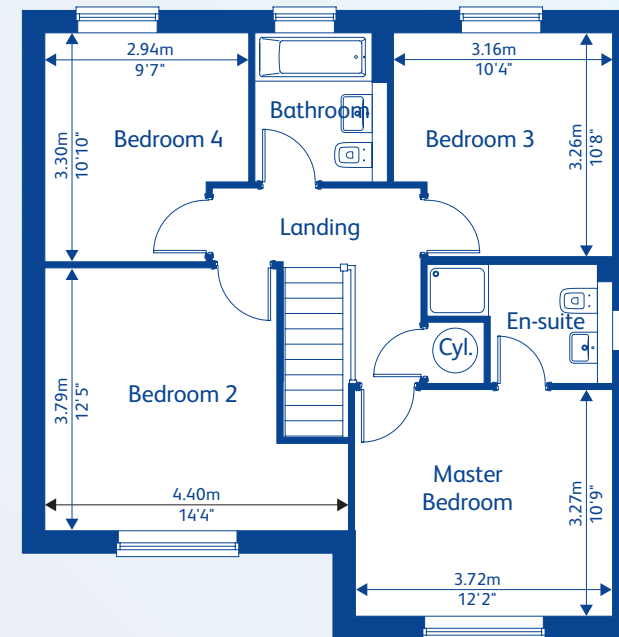
Computer generated image of the Reynold

Reynold

4 bedroom detached home with double garage



Ground Floor



First Floor

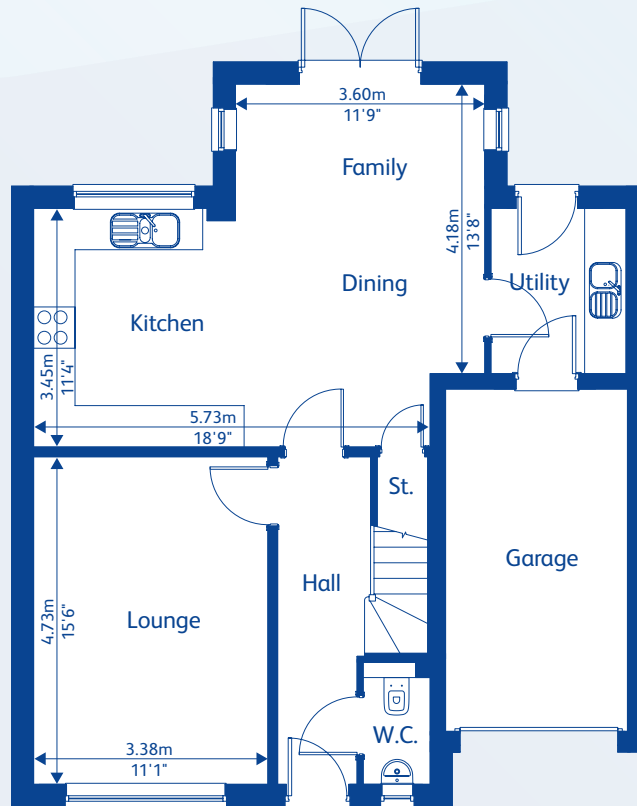
Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. Please speak to the Sales Executive for full details.



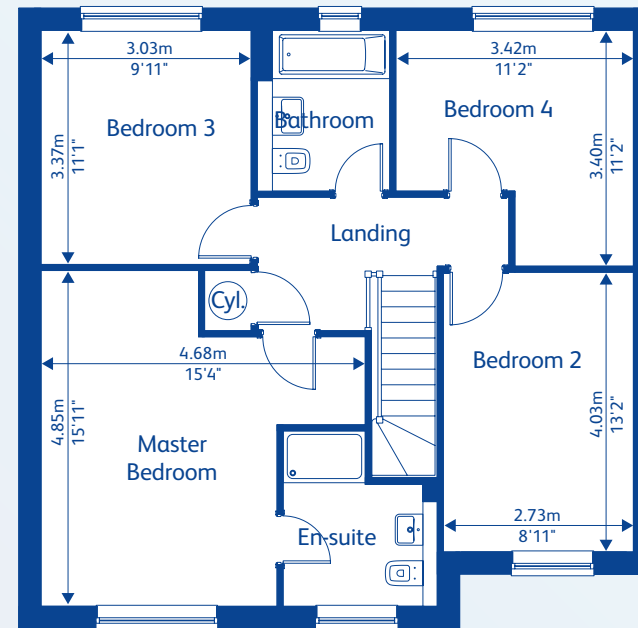
Computer generated image of the Belgrave

Belgrave

4 bedroom detached home with garage



Ground Floor



First Floor

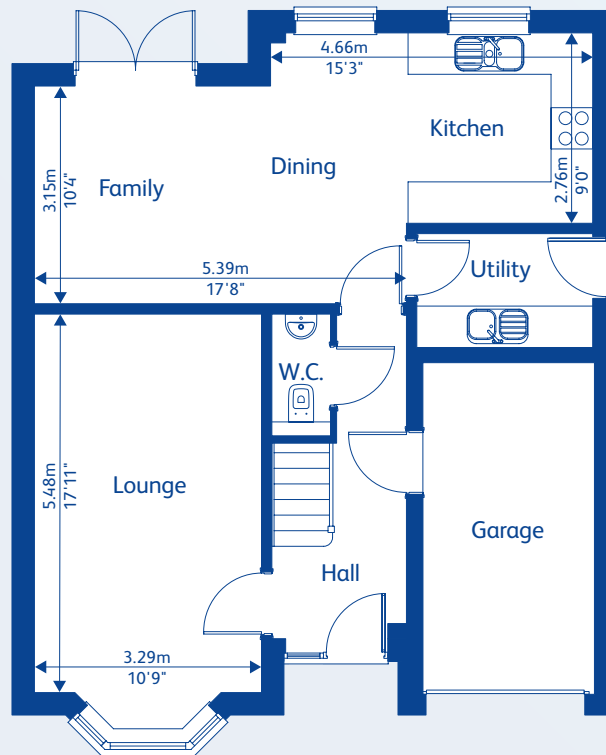
Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. Please speak to the Sales Executive for full details.



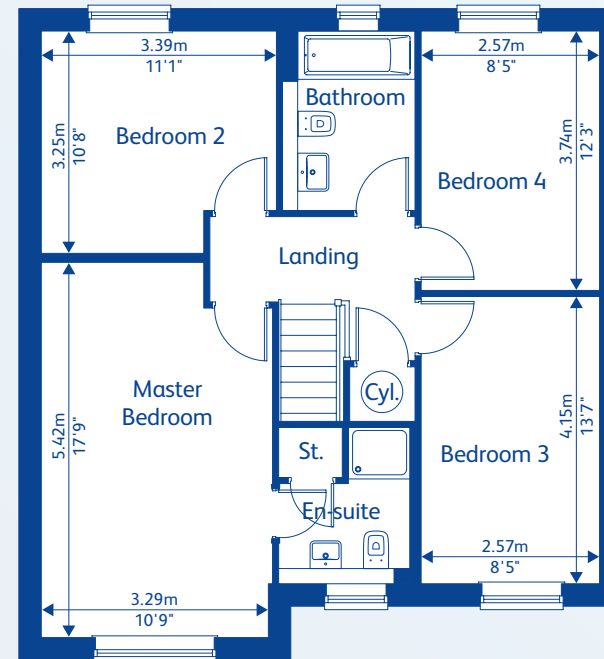
Computer generated image of the Hatton

Hatton

4 bedroom detached home with garage



Ground Floor



First Floor

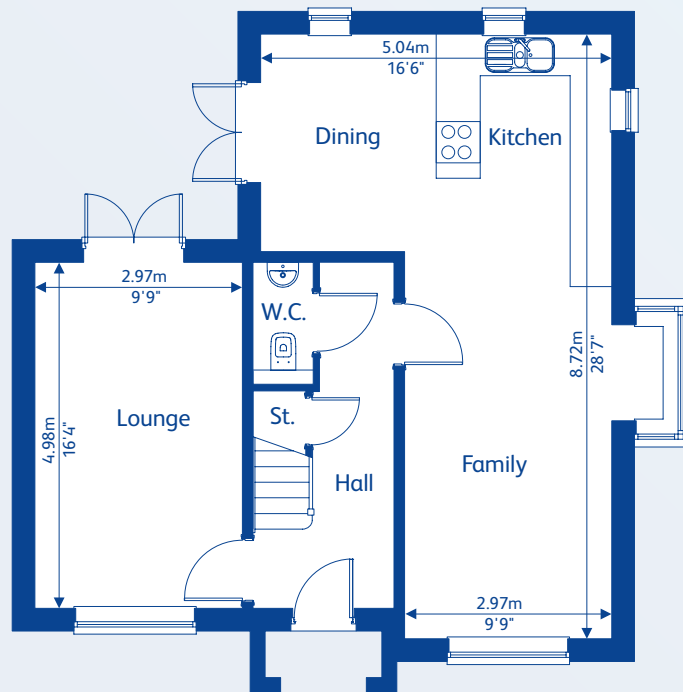
Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. Please speak to the Sales Executive for full details.



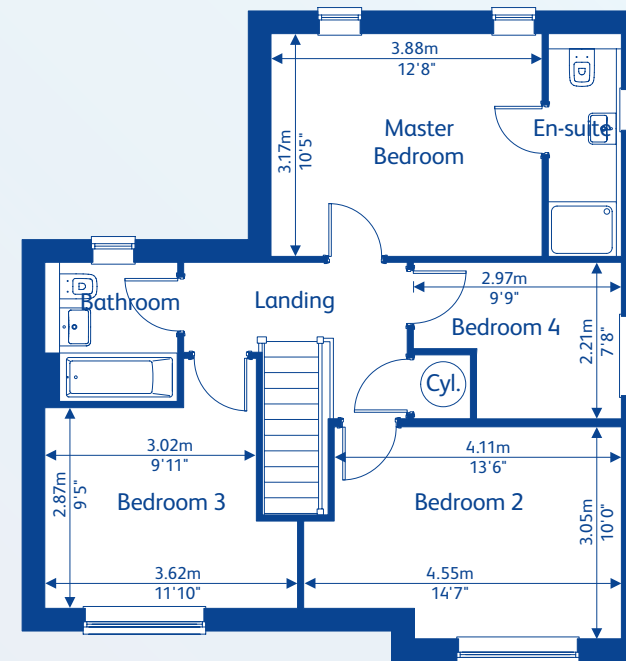
Computer generated image of the Brantwood II

Brantwood II

4 bedroom detached home with garage



Ground Floor



First Floor

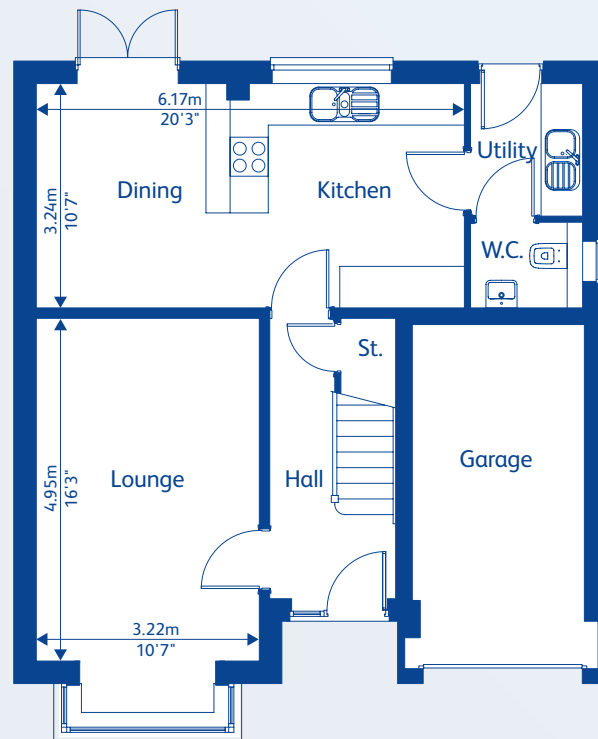
Note: All dimensions are maximum and account for alcoves, and a tolerance of ± 75mm should be allowed. Please note not all plots have bay windows. Please speak to the Sales Executive for full details.



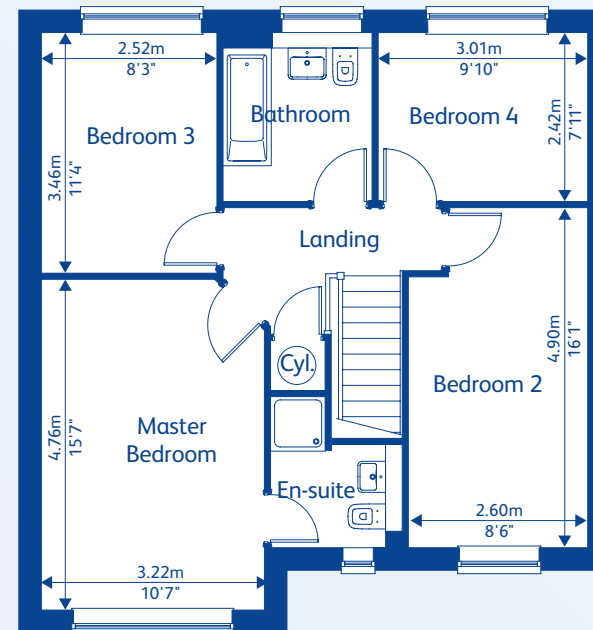
Computer generated image of the Renishaw

Renishaw

4 bedroom detached home with garage



Ground Floor



First Floor

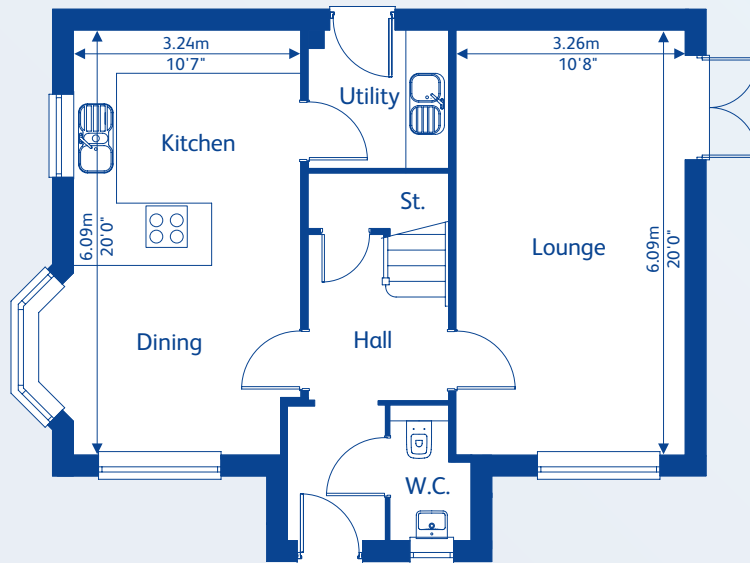
Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. Please speak to the Sales Executive for full details.



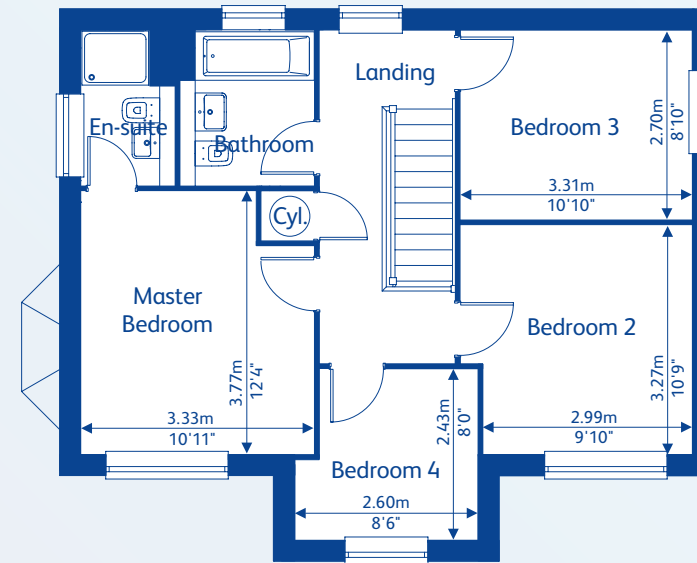
Computer generated image of the Bonington

Bonington

4 bedroom detached home with garage



Ground Floor



First Floor

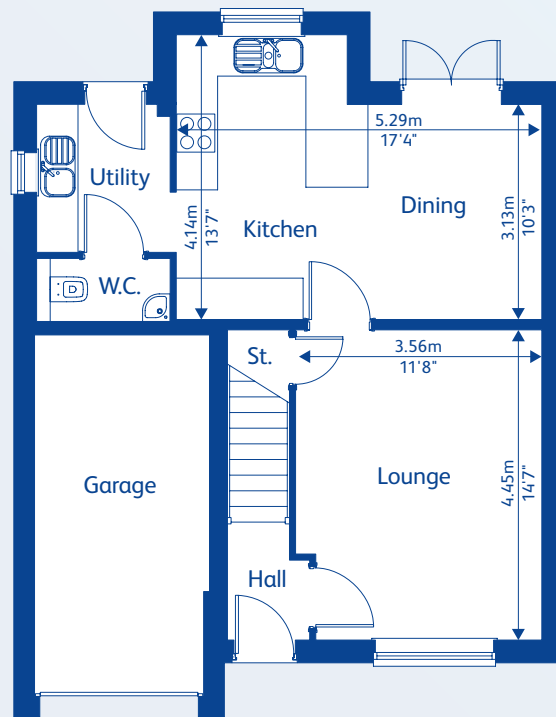
Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. Plot 112 will have different window configuration, please speak with Sales Executive for detailed plans. Please speak to the Sales Executive for full details.



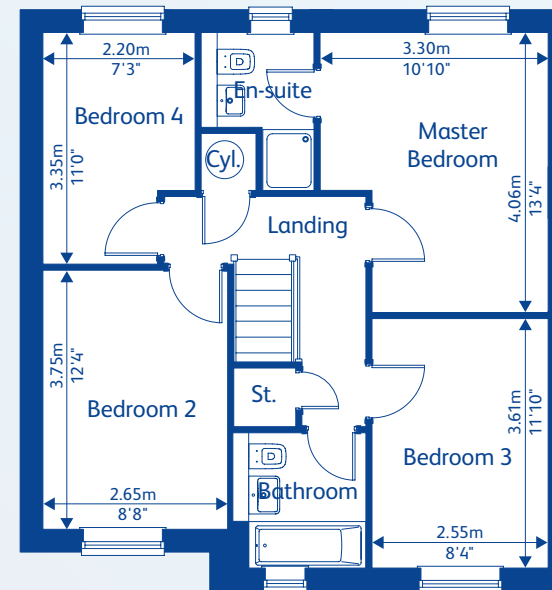
Computer generated image of the Holbrook

Holbrook

4 bedroom detached home with garage



Ground Floor



First Floor

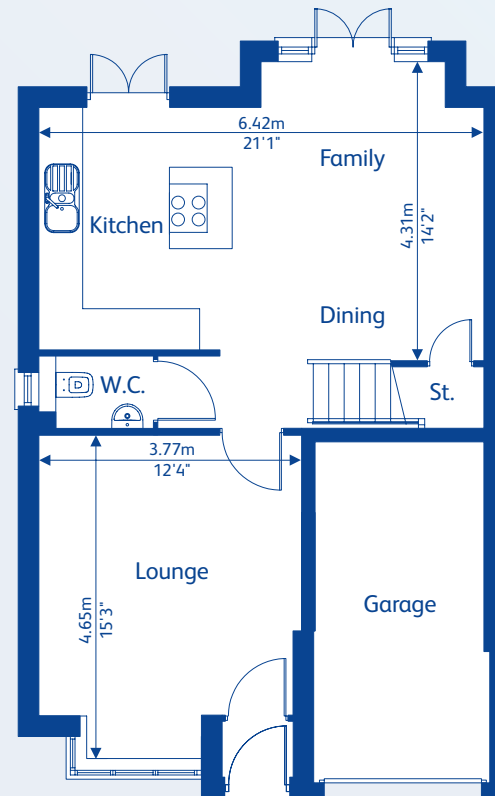
Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. Please speak to the Sales Executive for full details.



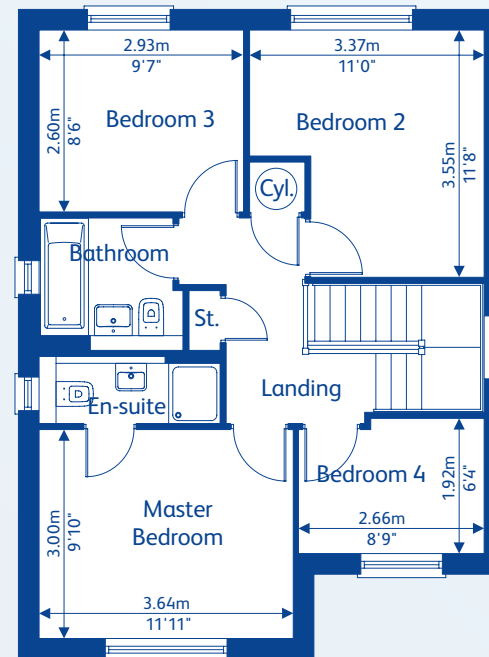
Computer generated image of the Bowes

Bowes

4 bedroom detached home with garage



Ground Floor



First Floor

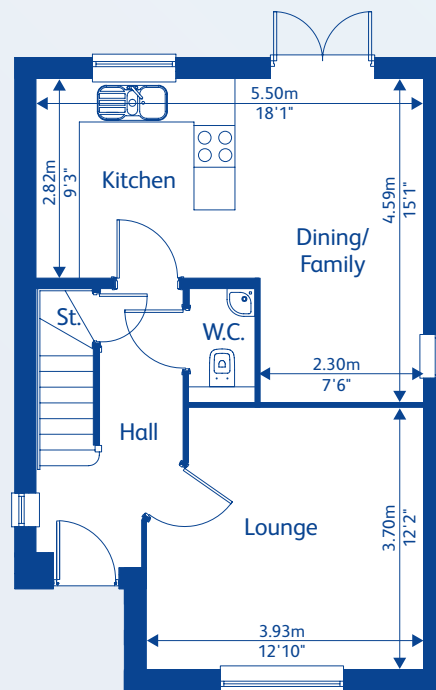
Note: All dimensions are maximum and account for alcoves, and a tolerance of ± 75mm should be allowed. Please speak to the Sales Executive for full details.



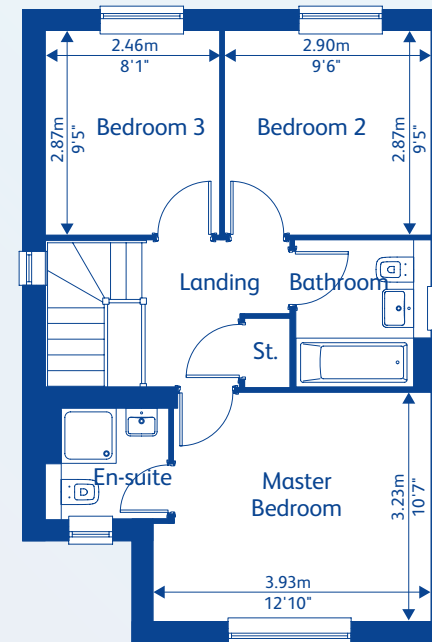
Computer generated image of the Charleston

Charleston

3 bedroom detached home with garage/parking



Ground Floor



First Floor

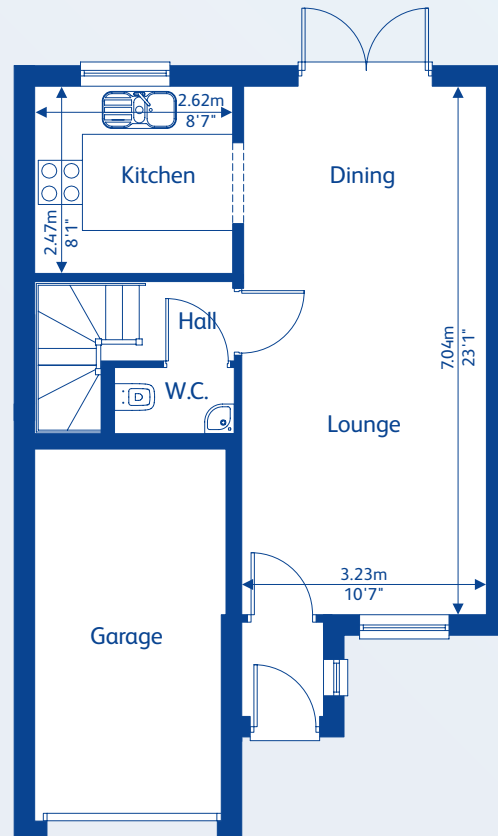
Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. Please speak to the Sales Executive for full details.



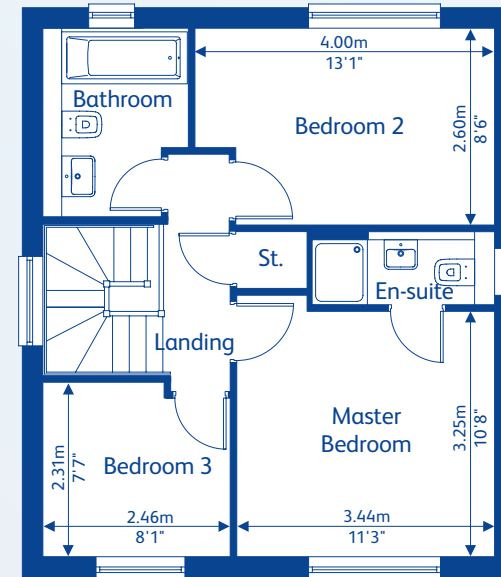
Computer generated image of the Victoria

Victoria

3 bedroom detached home with garage



Ground Floor



First Floor

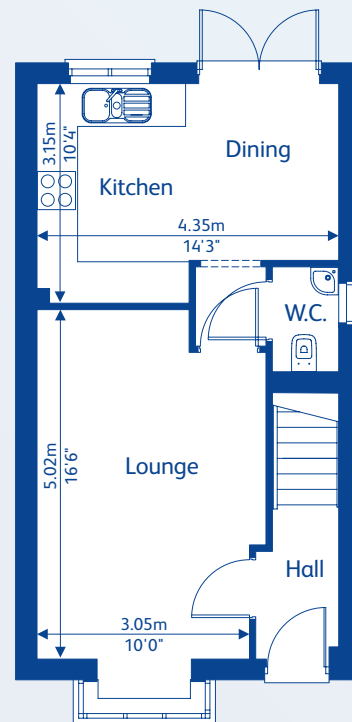
Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. Please speak to the Sales Executive for full details.



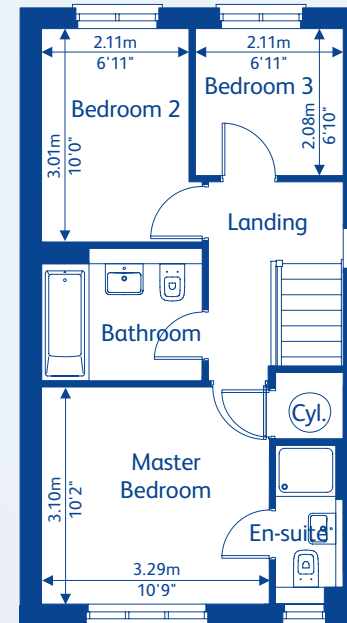
Computer generated image of the Burlington

Burlington

3 bedroom semi-detached/mews home



Ground Floor



First Floor

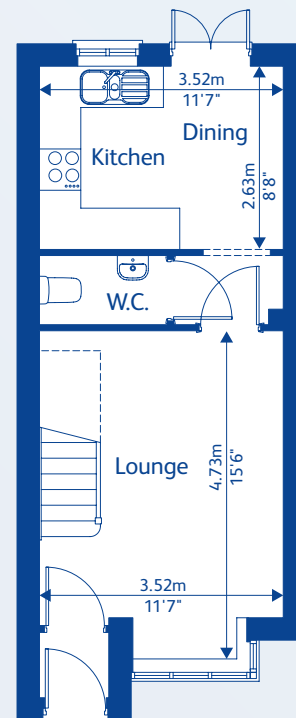
Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. Gable end windows dependent on the orientation of the property. Please speak to the Sales Executive for full details.



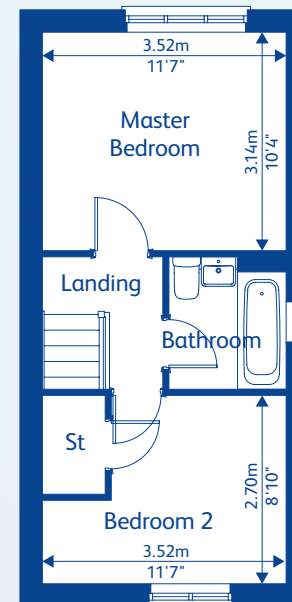
Computer generated image of the Waddington

Waddington

2 bedroom semi-detached/mews home



Ground Floor



First Floor

Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. Gable end windows dependent on the orientation of the property. Please speak to the Sales Executive for full details.

Specification

All the homes at Levens View are built with modern family living in mind. The specification is carefully chosen for its quality, practicality and aesthetics, to meet the daily demands of modern household requirements.

Kitchens

A generous selection of kitchen choices are available; from contemporary styling to a more traditional finish.

- ◆ Stainless steel splashback
- ◆ Zanussi appliances are fitted as standard and include a stainless steel double fan oven and stainless steel 4 ring gas hob
- ◆ Zanussi stainless steel chimney hood or Prima island hood
- ◆ Zanussi integrated fridge freezer
- ◆ Polished chrome ceiling downlights





Heating

Gas fired central heating and hot water is provided by a highly efficient BAXI Potterton system, by use of either a system boiler and cylinder or combination boiler (house type dependent), the warmth is radiated through your home with Myson radiators.



Internal fixtures and fittings

Your new home is fitted with an array of quality modern fixtures and fittings all as standard.

- ◆ Contemporary style 2 panel satinwood internal doors with polished chrome door furniture
- ◆ Chrome switches and sockets are provided throughout
- ◆ TV sockets are standard to the lounge and master bedroom with a phone socket fitted to the lounge
- ◆ Mains powered smoke and heat detectors fitted where required



Bathrooms and en-suites

Complete with classic white sanitaryware and chrome fittings, providing a quality feel around these rooms;

- ◆ Back to wall sanitaryware
- ◆ Hansgrohe Coolstart taps to hand basins
- ◆ Hansgrohe thermostatic bath/shower wall bar mixer with shower screen (to all 2, 4 & 5 bedroom house types)
- ◆ Hansgrohe bath filler (to all 3 bedroom house types)
- ◆ Hansgrohe thermostatic shower wall bar to all en-suites and separate showers
- ◆ A large selection of ceramic tiles are available to choose from for selected wall areas, with the option of upgrades
- ◆ Chrome downlighting
- ◆ Chrome heated towel rail

Warranty and Sustainability



An NHBC ten year warranty on your Rowland home will ensure that you can sleep comfortably with the knowledge that along with the high specification this home offers, it also offers a reassuringly high quality of build. In addition;

- ◆ Your new Rowland home addresses a number of sustainable principles, by improved build techniques and utilising selected quality materials from where possible, sustainable sources. The impact on the environment and climate change has been reduced whilst increasing the performance of your home
- ◆ Water wastage has significantly been reduced by installing cisterns and showers that efficiently reduce flow rates
- ◆ Waste Management system implemented during construction to reduce waste produced and promote recycling materials where possible

External features

1.8m timber screen fencing is provided.

Paved areas are in a buff riven flag. The front gardens are turfed and landscaped with trees and shrubs in accordance with our landscaping layout.



Upgrade your home

Rowland offer an extensive range of extras which can accommodate any preference for individuality or for that added bit of luxury, all at competitive prices dependent upon build stage.

- For example:
- ◆ Upgraded kitchen
 - ◆ Tiling upgrades
 - ◆ Carpets
 - ◆ Additional lighting
 - ◆ Additional sockets



Levens View Ulverston

Levens View
Priory Road,
Ulverston
LA12 9QE

Sales Enquiries:

01229 317599
rowland.co.uk

Rowland takes every care to ensure that all the details contained herein are correct at the time of going to print, and are for general guidance only, and do not constitute a contract or represent an offer. Rowland reserve the right to alter the specification or plans at any time. Specifications are included for guidance only and are not intended to be contractual or binding. You should bear in mind that elevational designs, finishes and internal specifications can vary from plot to plot during the course of the development, as we operate a policy of continuous improvement and work within the requirements of the Planning Authorities and Building Regulations. All properties and photographs shown are for illustrative purposes only. Please refer to the Sales Executive for full details.

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

Rowland