



PADDOCK GARDENS

Thirsk

Welcome to

Paddock Gardens

Nestled in charming Sowerby, Thirsk, Paddock Gardens by Rouse Homes presents an exclusive collection of just five luxurious detached houses. These exceptional four and five-bedroom family homes cater to the most discerning taste, offering an unparalleled lifestyle opportunity in a truly idyllic setting.

Each meticulously crafted home boasts a spacious layout, perfect for unwinding or entertaining. High-quality finishes and thoughtful design elements create a sense of elegance throughout. The properties are further enhanced by the inclusion of a detached double garage, providing ample storage and convenience.

Beyond the individual homes, Paddock Gardens' location itself is a treasure. Thirsk, a delightful market town, offers a wealth of charm. Enchanting architecture and cultural attractions whisper of the town's rich history, while the bustling marketplace and delectable local fare promise a taste of the warm Yorkshire spirit.

For families, the peace of mind comes with "Good" Ofsted-rated primary and secondary schools within easy reach. Whether you crave the tranquility of the countryside or the vibrancy of a market town, Paddock Gardens offers the perfect blend, nestled amidst the breathtaking scenery of the Yorkshire Dales and North York Moors.

Site Plan

5 new detached homes, comprised of our Shelley and Castleton housetype.



Shelley - Plots 1 to 3



All images are for illustrative purpose only.

Shelley - Plots 1 to 3

4 bedroom, 3.5 bathroom, spacious open plan - kitchen/dining/living with detached double garage.

- Floor Area: 1695sqft (excl. garage)



GROUND FLOOR	WIDTH (MAX)	DEPTH (MAX)
LOUNGE	3.7M	12'1"
DINING	3.1M	10'2"
LIVING	3.1M	10'2"
KITCHEN	3.6M	11'8"
UTILITY	2.2M	7'2"
W/C	1.0M	3'3"



FIRST FLOOR	WIDTH (MAX)	DEPTH (MAX)
BED 1	3.6M	11'8"
EN-SUITE	2.2M	7'2"
BED 2	3.7M	12'1"
EN-SUITE	2.7M	8'9"
BED 3	3.0M	9'8"
BED 4/STUDY	3.0M	9'8"
BATHROOM	2.7M	8'9"
STORE (ST)	1.0M	3'3"
STORE (ST)	0.9M	2'9"

Measurements are approximate, and subject to change.

Castleton - Plots 4 & 5



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Castleton - Plots 4 & 5

5 bedroom, 3.5 bathroom, spacious open plan - kitchen/dining/living with detached double garage.

- Floor Area: 2271qft (excl. garage)



GROUND FLOOR	WIDTH (MAX)	DEPTH (MAX)
LOUNGE	3.6M	11'8"
SNUG	3.5M	11'5"
KITCHEN / LIVING	10.6M	34'8"
DINING	3.1M	10'2"
W/C	1.2M	4'0"
UTILITY	3.3M	10'8"

FIRST FLOOR	WIDTH (MAX)	DEPTH (MAX)
BED 1	3.6M	11'8"
EN-SUITE	1.5M	4'9"
BED 2	3.5M	11'5"
EN-SUITE	1.5M	4'9"
BED 3	3.2M	10'5"
BED 4	3.6M	11'8"
BED 5/STUDY	3.5M	11'5"
BATHROOM	3.3M	10'8"
STORE	1.9M	6'2"

Measurements are approximate, and subject to change.

Specification

All Rouse Homes come with a 2 years guarantee, and a 10 years Structural Warranty provided by Premier Guarantee.

As you would expect from a Rouse home, an enviable specification is provided as standard. Please see some of the many items included below:

- Eco-electric homes with air source heat pump.
- Underfloor heating to ground floor.
- Zonal smart heating thermostat.
- Energy Performance Certificate (EPC) rating of B.
- Dual keypad intruder alarms to dwellings and garages.
- 'Full fibre' to all properties including pre-wired media to all bedrooms.
- Built in full height Urbano slide/glide wardrobes to selected bedrooms.
- Bi-folding or French doors to open plan kitchen/dining/living leading to the rear gardens.



Symphony®
SINCE 1971

Choice of kitchen

Rouse Homes and Symphony are working together to provide a wide range of colours and designs for your kitchen to ensure it is exactly the way you want it. With 4 designs and a range of different colours you can make your kitchen to fit your own individual taste. The 4 ranges to choose from are:

- Harvard
- Urban
- Alta
- New York

These designs come in unique finishes to give your house a modern feel, a classic look or to give it that timeless atmosphere. And to match your individuality you can choose from a choice of colours such as:

- Platinum
- Alby Blue
- Fern Green
- Charcoal
- Matt Anthracite
- And many More



Standard

Group 1



Group 2



Upgrade

Group 3



Group 4



Group 5



Specification

To add the final touch to your new Symphony kitchen, you have the choice of a wide range of premium countertops. Whether you are into cooking or baking the Silestone range from Consetino is more than durable enough to keep up with any tasks you will be doing in your new kitchen whilst adding that final premium touch to finish your kitchen off. All Silestone countertops are 20mm and come with matching 100mm upstand.

As standard you can choose any countertop from group 1 & 2.

Prefer something from band 3,4 or 5? Want a 30mm thick countertop? No problem, with the option to upgrade, you can choose any of the 5 Groups!

Appliances

Your new kitchen is equipped with cutting-edge technology to enhance your cooking experience. Included as standard are:

- Integrated microwave
- Double oven
- 4 ring induction hob
- Hob2Hood cooker hoods
- Dishwasher
- Tall fridge
- Tall freezer
- Wine cooler
- A range of composite sinks to choose from
- MPRO tap in a choice of - chrome, brushed stainless steel, matt black or brushed brass

Want to upgrade? If you want more from your kitchen you can upgrade to:

- 5 ring induction hob
- Comfort lift Dishwasher



Kitchen flooring and upstairs rooms

All Rouse Homes come standard with your choice of finish Amtico flooring in the plank finish.

If you would like a different finish, you can upgrade your flooring to be:

- Herringbone plank
- Parquet
- And many more



Step into comfort with our stunning collection of carpets. Imagine transforming your living space into a cozy sanctuary where every step feels like a warm embrace. Our Rouse Saxony carpet range comes in a wide variety of colours.





Bedrooms

Transform your space with our sleek and stylish sliding wardrobes. Imagine a seamless blend of functionality and elegance in your bedroom or hallway. Our wardrobes not only maximize storage but also save valuable floor space with their sliding doors, making them perfect for any room size.

With the option to upgrade to a variety of finishes and customizable options to match your unique style. With ample shelving, hanging space, and drawer options, you'll find it easy to keep your belongings organized and accessible.



urbano®

by Symphony®

Specification

Bathrooms:

- Choice of Porcelanosa wall and floor tiles to bathrooms and en-suites*.
- Crosswater taps, lower shower enclosures and 'follow me round' shower handset to all showers and baths.
- Chrome shaver sockets in all bathrooms and en-suites.
- Crosswater furniture, and vanity units.
- Chrome towel radiators to bathrooms and en-suites.
- Chrome integrated downlights.

Standard External Features:

- Full width patio areas to rear gardens.
- Turf to front and rear gardens, landscaping to frontage.
- External hot and cold-water taps.
- Automated electric garage doors.
- Rear external double sockets.
- Electrical car charging point.
- Down lights to all external entrances.
- Block paving to drives.
- 2m timber high close boarded plot division fence.
- High performance double glazed white PVCU windows with white fittings & locks.
- Bollard lighting to driveway
- Gated driveway to all properties

Note: In addition to the standard features, you can personalise your home with a selection of optional upgrades. These add-ons, along with their respective prices, are detailed in the Rouse Homes Customer Extras List and subject to build stage.

* Choices are subject to build stage.

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