

ST
ROW MARY'S



St Mary's Row is a collection of just four detached properties, by Bonnel Homes. This local developer specialises in building small, private developments in carefully chosen locations and has a reputation for creating high quality contemporary homes for modern living.

These brand-new homes offer low maintenance, energy efficiency and a 10-year warranty for total peace of mind.

Perfect for a family or local downsizer, these stunning homes are set in a quiet location in sought-after Shephall Green conservation area next to St Mary's Church, with easy access to Stevenage's amenities and transport links.

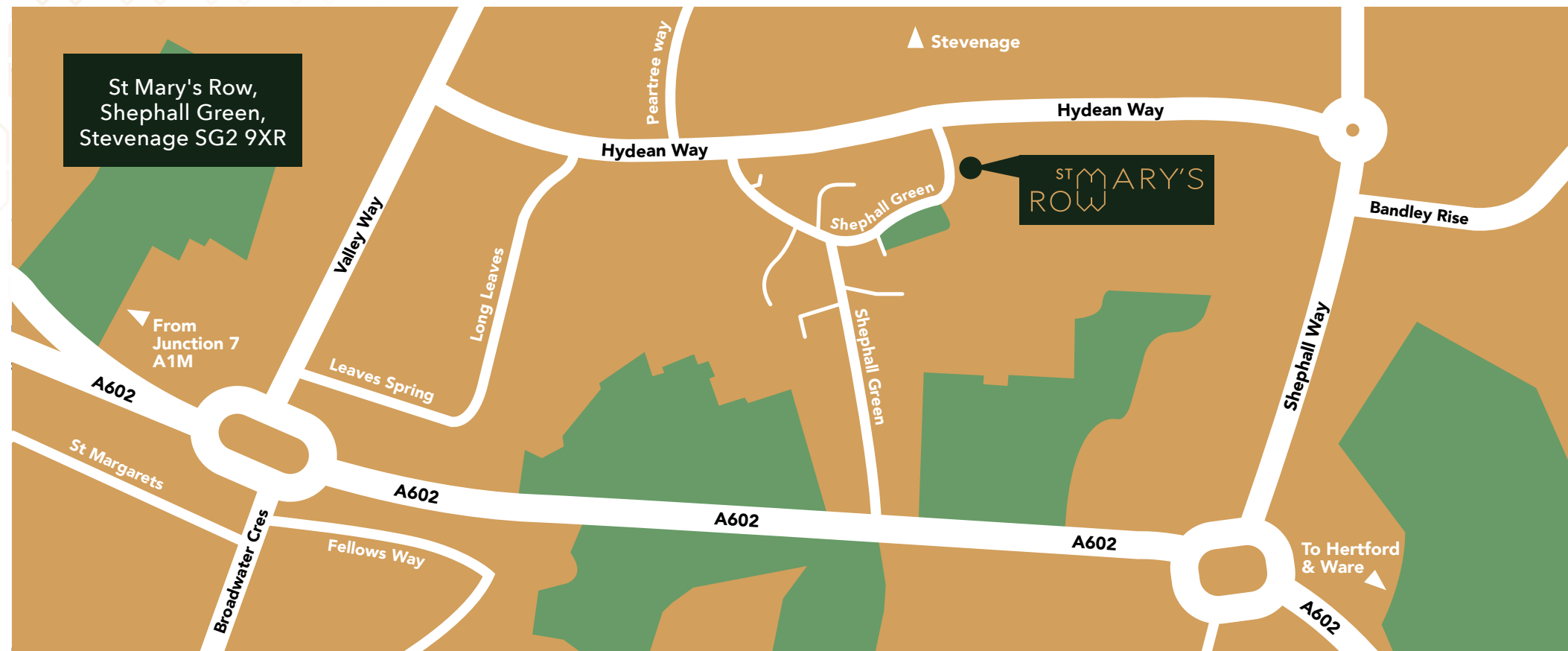
Location

Shephall Green is a quiet and historic village dating back to the Domesday book. It is tucked away on the south side of Stevenage with a picturesque Green and church, within easy reach of the town centre and its excellent transport links to London and Cambridge.

Stevenage offers all of the comprehensive amenities you would expect from a modern new town. The town is well connected via junctions 7 & 8 of the A1(M), offering easy access to London and the M25 and also to the North.

Excellent for commuters, Stevenage station has a fast, frequent service to both London Kings Cross and St Pancras International with a direct journey time of only 23 minutes. For those wishing to travel further afield, both Luton and Stansted airports are within easy reach.



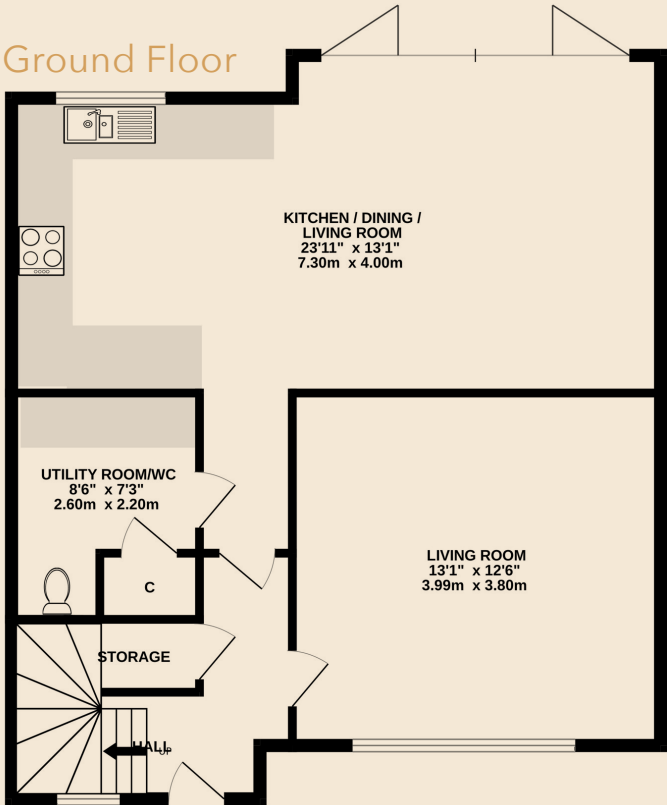


The town is split into well maintained neighbourhoods and has a unique network of cycle paths. There are many green open spaces and parks, including Fairlands Valley Lakes which is within walking distance.

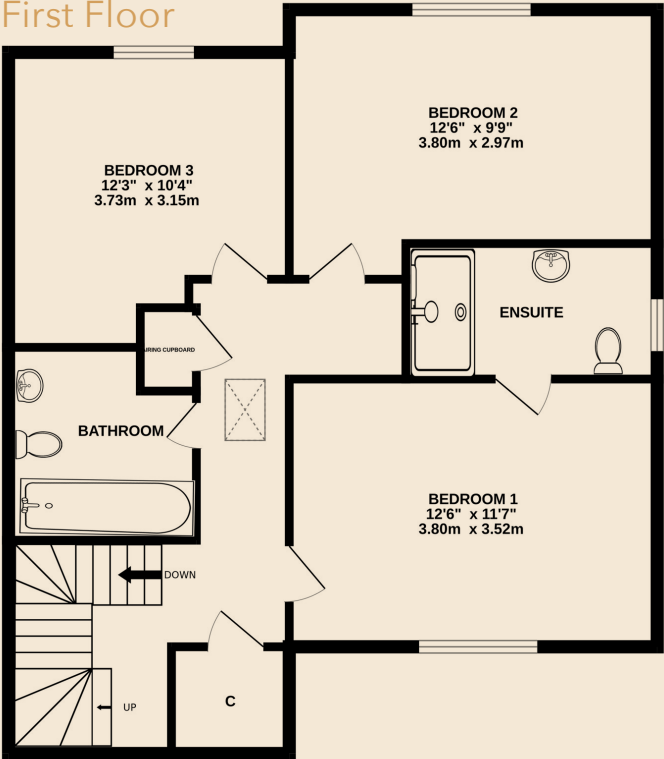
The town centre has a pedestrianised shopping centre, together with several large retail parks, including a large M&S store. The Leisure Park provides the Gordan Craig Theatre, an Arts & Leisure Club, a David Lloyd Health Club, multi-screen Cineworld complex, Hollywood Bowl and a selection of eateries. Nearby, there is a choice of golf and sports clubs and Knebworth House and Park, famous for its rock concerts, is known for hosting a variety of events including medieval jousting, car rallies, outdoor concerts, Country, Garden and Christmas Fairs.

Plot 1 (19A) - The Evelyn

Ground Floor



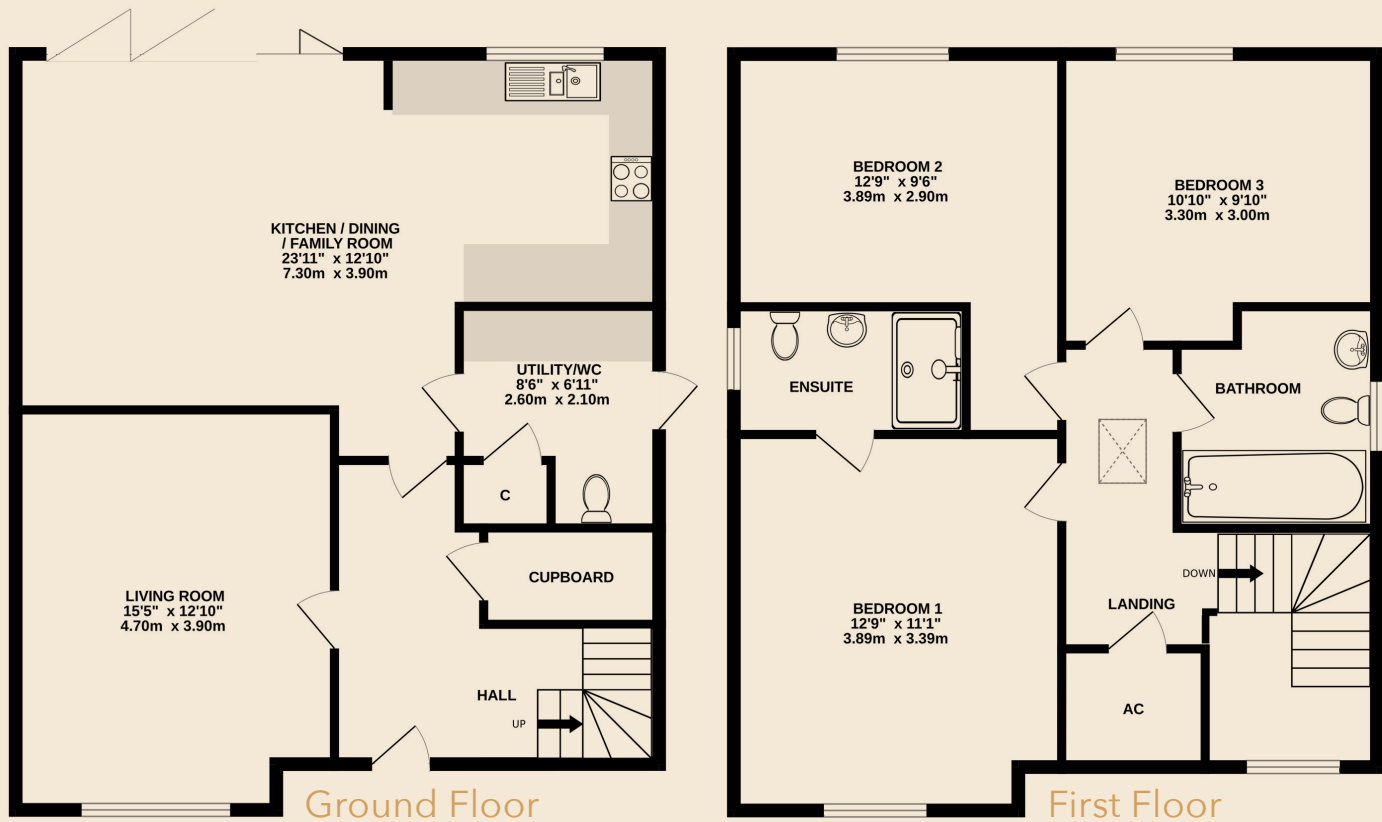
First Floor



Total Floor Area: 1309 sq.ft. (121.6 sq.m.) approx.

Floor plans and dimensions are approximate only.
Please speak to a sales advisor for more information.

Plot 2 (19B) - The Bygrave

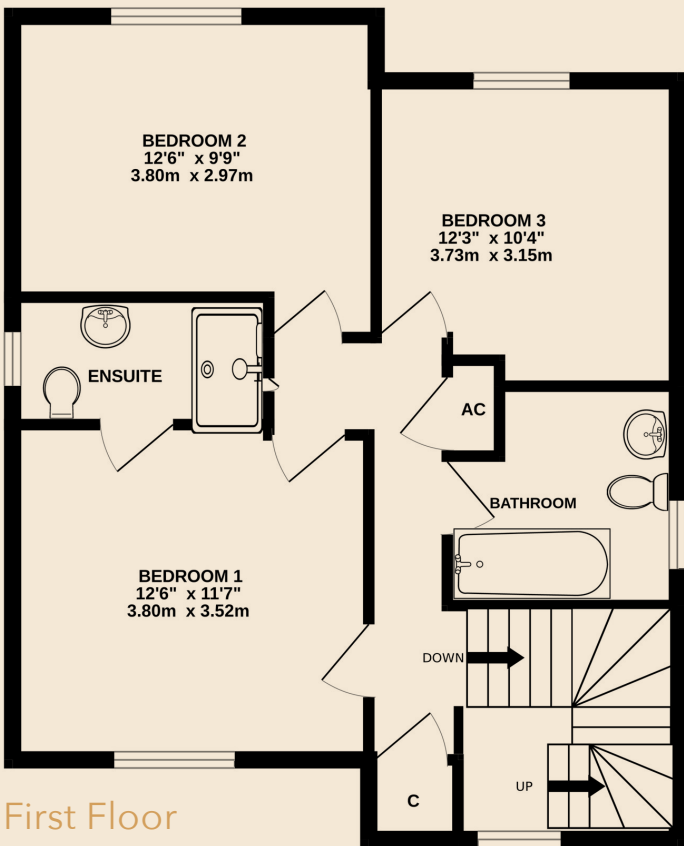
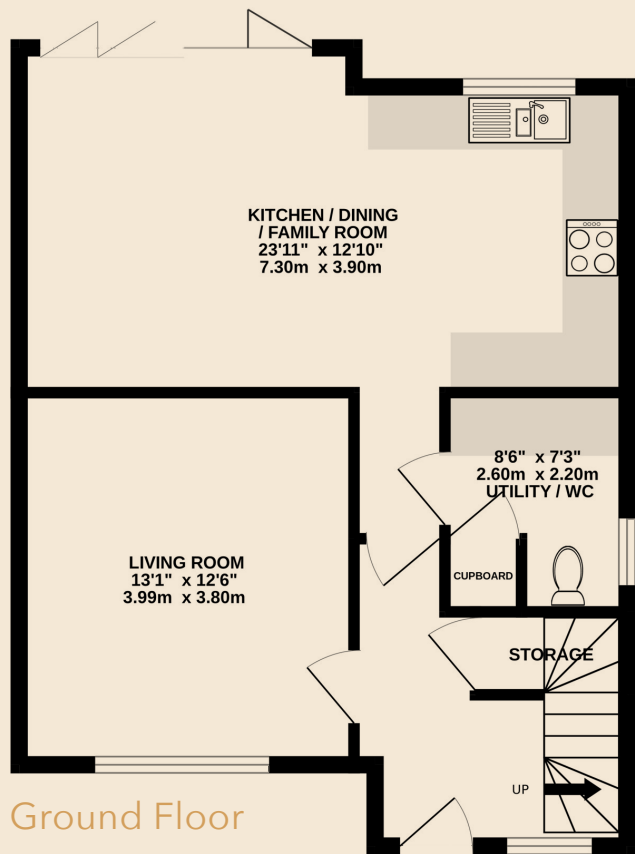


Total Floor Area: 1232 sq.ft. (114.5 sq.m.) approx.

Floor plans and dimensions are approximate only.
Please speak to a sales advisor for more information.



Plot 3 (19C) - The Unwin



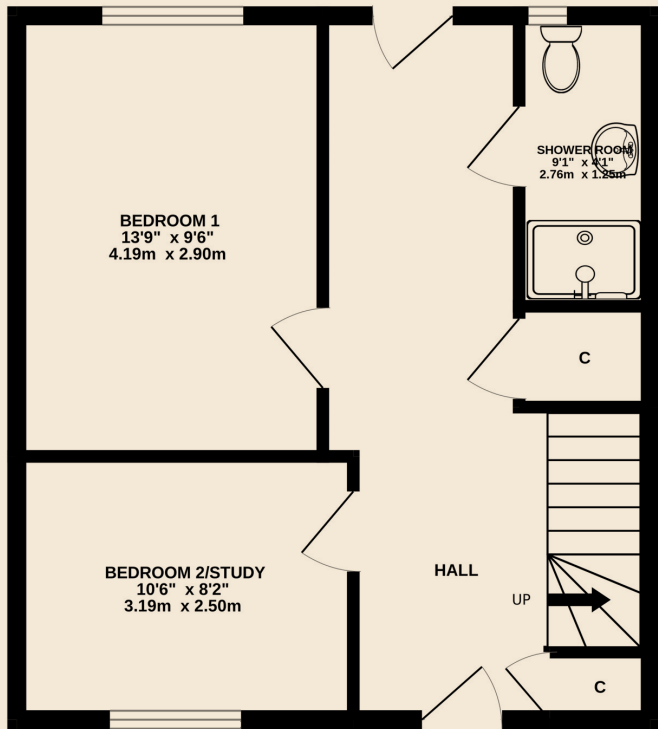
Total Floor Area: 1309 sq.ft. (121.6 sq.m.) approx.

Floor plans and dimensions are approximate only.
Please speak to a sales advisor for more information.

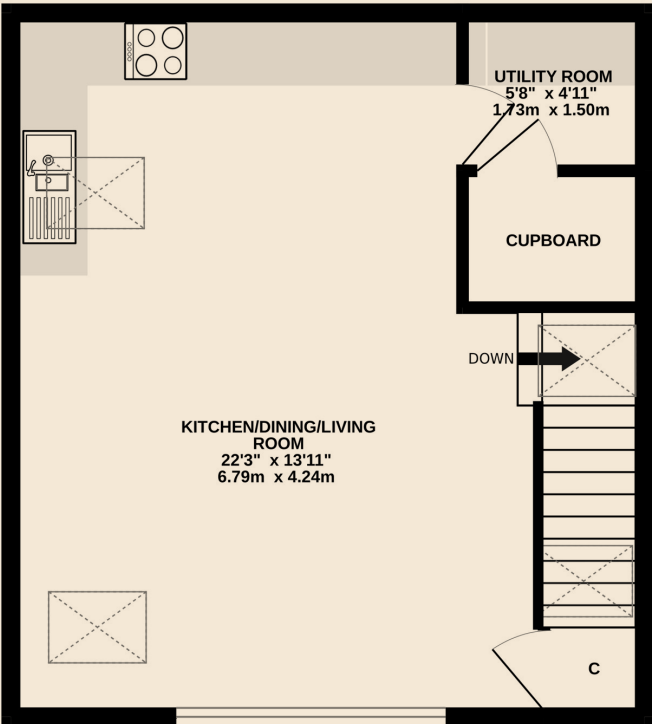


Plot 4 (19D) - The Spicer

Ground Floor



First Floor



Total Floor Area: 775 sq.ft. (72 sq.m.) approx.

Floor plans and dimensions are approximate only.
Please speak to a sales advisor for more information.



Specification

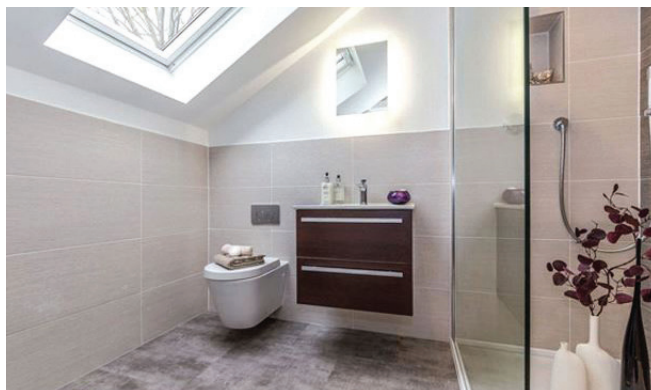
KITCHEN

- Contemporary designed stylish kitchen cabinets complemented by silestone worktops and upstands
- Under-mounted stainless steel one and half bowl sink in kitchen
- Integrated fridge and freezer
- Integrated single oven
- Integrated compact built-in oven with integral microwave - microwave only to plot 4
- Induction hob with built in & integral hood
- Integrated dishwasher
- LED under pelmet and plinth lighting to kitchen
- Down-lighting to ceiling in kitchen area

UTILITY

- Matching contemporary designed stylish cabinets
- Slimline laminated work surfaces with matching upstands in utility
- Stainless steel sink with chrome mixer tap
- Separate spaces for a washing machine and tumble dryer





EN SUITES

- Low profile shower tray with thermostatically controlled bar to master en suite
- Sleek mirror with touch sensor for control with heated demister and integrated shaver socket
- Choice of LVT Flooring
- Choice of wall tiles, with full height tiling around shower cubicle and half height to all other walls
- Stylish sanity suite with concealed cistern, soft close seat and wall mounted WC and wash hand basin on vanity unit
- White downlights
- Electric heated towel rail

BATHROOMS

- Over-sized bath with shower and glass screen
- Thermostatically controlled bar shower over profile bath
- Mirror fitted
- Choice of LVT Flooring
- Choice of wall tiles, with full height tiling around bath and shower cubicle and half height to all other walls
- Stylish sanity suite with concealed cistern, soft close seat and wall mounted WC and wash hand basin on vanity unit
- White down-lights
- Electric heated towel rail

EXTERIOR

- Exterior treatments are a combination of red blended bricks with either black Hardie Plank cladding or render and grey roof tiles
- Contemporary style composite front door
- Aluminium bi-fold doors to patio space
- uPVC black windows



INTERNAL

- Choice of LVT flooring to all the ground floor except the living room
- Ecodan Air Source Heat Pump for heating and hot water by Mitsubishi
- Underfloor heating to ground floor with zoned thermostats
- Radiators to first floor controlled with Mitsubishi Thermostat
- Slimline white sockets with chrome switches in Kitchen Area. USB ports to key locations
- TV and data points (or similar provider) in living area, kitchen/dining area and master bedroom
- TV points to all other bedrooms
- Glass balustrade staircases
- Contemporary/modern internal doors
- Black ironmongery furniture

EXTERNAL

- Black external drum lighting to front and bi-folding doors
- Landscaped to front garden
- Turf to the rear garden
- External cold tap and power point to the rear garden

SECURITY AND PEACE OF MIND

- Video doorbell
- Multipoint locking to front door
- Mains operated smoke detectors, CO₂ detectors with battery back up

WARRANTY

- 10 year Buildzone New Home Warranty provides peace of mind

OTHER

- All properties are freehold

ST MARY'S ROW

For further details please contact
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