

THE STRATFORD



3 BEDROOM DETACHED

Combining practical living spaces with a thoughtful layout, the Stratford is well suited to modern family life. The ground floor features a welcoming entrance hall, spacious lounge, cloakroom and open-plan kitchen/dining area leading to a bright morning room with skylights and French doors opening onto the fully turfed rear garden.

For added peace of mind, the home is backed by a 10-year NHBC warranty.

AT A GLANCE

THREE BEDROOM HOME

EN-SUITE MASTER BEDROOM

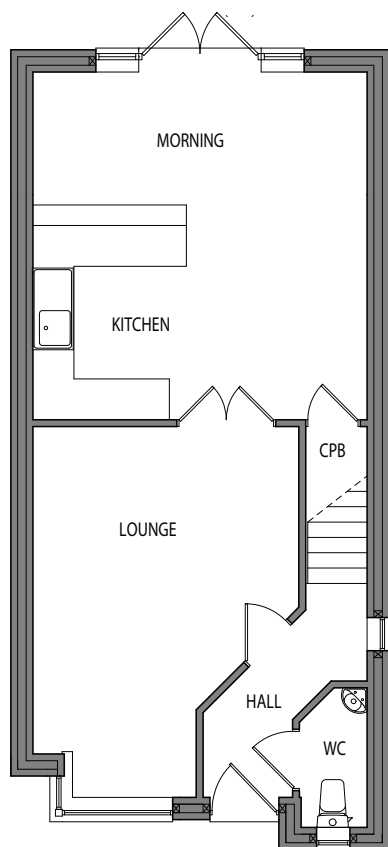
OPEN PLAN KITCHEN & MORNING ROOM

FRENCH DOORS TO GARDEN

GROUND FLOOR WC

FAMILY BATHROOM

GROUND FLOOR



LOUNGE

5.4m into Bay x 3.9m max
17'8" into Bay x 12'9" max

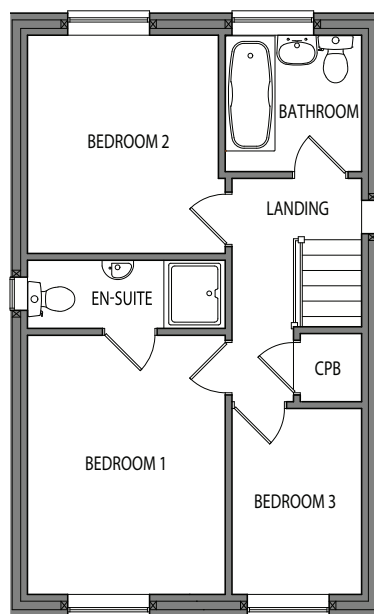
KITCHEN / MORNING ROOM

5.1m x 4.9m max
16'7" x 15'11"

WC

2.0m x 1.0m
6'8" x 3'4"

FIRST FLOOR



BEDROOM 1

3.8m x 2.9m max
12'5" x 9'5"

EN-SUITE

2.9m x 1.0m
9'5" x 3'3"

BEDROOM 2

3.2m x 2.8m max
10'5" x 9'1"

BEDROOM 3

2.7m x 1.9m
8'11" x 6'2"

BATHROOM

1.9m x 1.9m
6'2" x 6'2"

TO FIND OUT MORE AND BOOK A VIEWING VISIT:
www.edwardshomes.co.uk



DESIGNED WITH YOU IN MIND

CONSTRUCTION

Edwards Homes properties are constructed in compliance with the National House Building Council (NHBC) Standards and are made up of a cavity wall construction. Brick type and roof tiling will be as approved by the local authority.

INSULATION

The roof and cavity walls will be insulated to meet the required British Standards.

WINDOWS

British Standard, white uPVC with clear double glazed units except for the bathroom and en-suite which will be obscure double glazed.

DOORS

External: British Standard high security doors and uPVC French doors where applicable with clear double glazed units. Internal: 4 panel colonial painted white.

JOINERY

Moulded skirting/architrave and softwood staircases all finished in white satin.

IRONMONGERY

Chrome effect door furniture on all internal doors.

ELECTRICAL

Full compliance with NHBC Standards c/w mains powered smoke detectors/ battery backup, front porch light and door bell. BT and TV aerial points to the lounge and master bedroom. Solar panels fitted to the roof of the property that are connected to the Solis Inverter in the loft.

CENTRAL HEATING

Gas combination boiler to all homes, fitted by a registered plumbing contractor to meet the required standards.

INTERNAL DECORATION

Walls finished with white emulsion, ceilings finished with white emulsion. Joinery as above.

WALL TILING

From our specified range. Bathroom walls with sanitaryware will receive half height tiling and the shower enclosures will be fully tiled. The remaining walls will be emulsified in white.

LOUNGE

Provision only for an electric fire.

KITCHEN

Fully fitted kitchen from a choice of units and worktops. To include as standard, stainless steel single electric oven, gas hob, extractor fan, integrated dishwasher and washing machine and an integrated fridge/freezer.

BATHROOM

Fitted with a white bathroom suite complete with chrome fittings and towel rail.

EN-SUITE

Where applicable fitted with white sanitaryware and chrome contemporary fittings, a shower enclosure with an electric shower.

CLOAKROOM

Fitted with white sanitaryware and chrome contemporary fittings.

GARAGE

Where applicable - Sectional, white up and over door, power point and lighting.

EXTERNAL

Boundary fencing to rear. Rear gardens will receive turf. Paths and patios will be concrete slabs. Driveways will be tarmac with the provision for off road parking. White UPVC bargeboards, soffits, fascias and rainwater goods. Outside tap and rear light included. The site landscaping will be in accordance with local authority approved site plans.

WARRANTY

All properties carry a 10 Year Warranty provided by the NHBC from the date of legal completion. Under this warranty, Edwards Homes also provide a 2 year warranty from the date of legal completion. Details of the warranty cover will be found in the pack provided to the purchaser upon exchange of contract for their solicitor.



Raising Standards. Protecting Homeowners

OUR POLICY All plans and elevations in these particulars are COPYRIGHT and should not be copied or reproduced without prior written consent of Edwards Homes. These particulars are issued as general information for the assistance of intending purchasers only and do not form the basis of any offer or contract. Images are for illustrative purposes only, please ask sales negotiator for site specific information. A prospective purchaser must satisfy themselves by their own inspections or other enquiries as to the correctness of each of the statements and information contained in these particulars. Edwards Homes reserve the right to alter the specification at any time without notice. E&OE.

Edwards Homes Limited Edwards House, Lakeside Business Village, Ewloe, Flintshire CH5 3XA

Telephone: 01244 818 228 **Email:** info@edwardshomes.co.uk

TO FIND OUT MORE AND BOOK A VIEWING VISIT:

www.edwardshomes.co.uk



DESIGNED WITH YOU IN MIND