

Castle |||| Green

Hawthorn Meadows

Buckley, Deeside

Specification and
Development Layout



Hawthorn Meadows

Development Plan

House Types

-  The Hartford
3 bedroom
-  The Kingsley
3 bedroom
-  The Henley
3 bedroom
-  The Oxford
3 bedroom
-  The Broadway
4 bedroom
-  The Wentworth
4 bedroom

Variations

-  Render Variant
-  Affordable Housing



Energy
Efficient
Builds



Easy
Move
Available



Integrated
PV Panels
Included



Part
Exchange
Available

The development layout is indicative only, showing the intended layout and expected tenure mix at the time of publication. The location of affordable homes, landscaping, and other features may change. Open market properties may be sold to a variety of purchasers.

Hawthorn Meadows

SPECIFICATION

Internal Features

- Internal walls painted white
- Internal white panelled doors with chrome effect door furniture
- White satin internal mouldings
- Staircase to be painted white
- White electrical sockets and pendant light fittings
- USB socket (kitchen and master bedroom only)
- Data points in lounge for TV installation

Exterior Features

- Sealed double glazed white PVC-U windows, with french windows fitted
- Front door - GRP finished door in a solid colour externally and white internally
- Rear door - GRP door finished in white
- External light to front entrance
- Steel up and over garage door painted to match front door (where applicable)
- Patio & pathways to be concrete paving flags (as per working drawing)
- 1.8m timber close boarded fence to side and rear
- Turf and landscaping to front garden (refer to landscape layout)
- Rear garden to be top soil
- Driveways to be blocked paved
- All shared drives and parking courts to be tarmac

Energy Saving Features

- Energy efficient gas central heating, zone controlled
- 100% Low energy light fittings throughout
- In-roof PV system installed as standard
- All homes are built Timber Frame construction for energy efficiency
- 400mm (min) thick roof insulation

Kitchen and Utility Features

- Choice of kitchen from Panorama Kitchens
- Choice of co-ordinating laminate worktops
- Stainless steel sink fitted
- Glass back splash included

Appliances

- 600mm Electrolux Induction hob to be included in all homes
- Single oven to be included in all 3 bedroom properties
- Double oven to be included in all 4 bedroom properties
- Intergrated fridge freezer

Bathroom, En-suite and Cloakroom

- White bathroom suite
- Shower to en-suite (where applicable)
- Low profile tray with concealed waste
- Shower screen to enclosure
- Choice of co-ordinating wall tiles (see working drawing)
- White heated towel rail fitted to bathroom & en-suite

Notes
