

HERITAGE WALK

Ironbridge



LIONCOURT
HOMES

WELCOME TO HERITAGE WALK

Ironbridge, Telford

Heritage Walk is a new development of two, three and four bedroom homes located close to both Ironbridge and Coalbrookdale. Just four miles to the south of Telford town centre and Telford Central Station and close to the M54, it is very well placed for enjoying the area's many attractions and for travel further afield. With a choice of seven delightful designs to choose from and surrounded by a nature walk and a green spaces, it is set to become a sought-after address.

Your new home at Heritage Walk is covered by a NHBC 10-year warranty, assuring you complete peace of mind. We pride ourselves on our commitment to quality of workmanship, quality of service and customer satisfaction as well as being consistently and independently recognised as a 5-star home builder by the House Builder's Federation.





EDUCATION

Heritage Walk is within walking distance of both the Woodlands Primary and Nursery School, for children from 3 to 11 and the Haberdashers' Abraham Darby Academy, which caters for children from 11 to 18. It is also within the catchment area of Coalbrookdale and Ironbridge C of E Primary School. Telford College, which offers a wide range of university-level courses, is approximately 15 minutes away by car.

SHOPPING

For everyday essentials Heritage Walk is conveniently located near to local shops and supermarkets. Telford Centre offers over 100 shops, together with a range of cafés and other leisure facilities.

LEISURE FACILITIES

With the world's first iron bridge, the Ironbridge Gorge and Coalbrookdale all within walking distance, Heritage Walk is surrounded by first class tourist attractions. It's also spoilt for choice when it comes to other leisure facilities. The nearby Abraham Darby Sports and Leisure Centre has a state of the art 25 metre swimming pool, as well as a sports hall and fitness studio. Or why not try the Telford Snowboard and Ski Centre or the Telford Hotel, Spa & Golf Resort?

AROUND AND ABOUT

Easy access to the M54 motorway puts Heritage Walk within easy reach of Shrewsbury, Birmingham and beyond, whilst Telford Central Railway Station is under a mile and a half away. Attingham Park, an 18th-century estate with 200 acres of parkland and a Regency mansion, is just a short drive away and perfect for a day out. With the delightful surrounding Shropshire countryside and so much to see and do right on the doorstep, Heritage Walk is the ideal place to call home.



HERITAGE WALK LOCAL AMENITIES



Times are approximate and sourced from National Rail and Google Maps.



Ironbridge and surrounding area photography

SPECIFICATION

KITCHEN
Symphony fitted kitchen with soft close hinges and drawers
Worktop upstand
Stainless steel splashback behind hob
Hotpoint stainless steel single oven to the Abraham
Hotpoint stainless steel double oven to the Blists, Darby & Severn
Hotpoint 60cm gas hob
60cm chimney extractor hood
60cm space for fridge/freezer
60cm space with plumbing for washing machine
Removable kitchen unit with plumbing for dishwasher
Franke Antea stainless steel 1 1/2 bowl sink with Zeno Plus mixer tap
BATHROOM
White sanitaryware & chrome taps
Tiled splash back to basin, half height tiling to bath
Shaver socket
EN-SUITE
White sanitaryware & chrome taps
Mira Minimal EV thermostatic shower
Mira Flight shower tray and Mira Elevate silver enclosure
Tiled splashback to basin with full height tiling to shower
Shaver socket
CLOAKROOM
White sanitaryware & chrome taps
Tiled splashback to basin
HEATING
Gas central heating
Zoned heating with thermostatic control
Myson radiators with thermostatic control

ELECTRICAL
Vehicle Charging Points
Solar Panels (see sales for further information)
White electrical switches and sockets
1 Double USB socket in kitchen above worktop
TV and BT Sockets to lounge and master bedroom
Low energy lighting
Mains door bell
External PIR lighting to front and rear elevations
WINDOWS & DOORS
White PVCu double glazed windows/french doors (where specified)
Black composite front door
Black pre-finished steel up and over garage door (where applicable)
White painted 5 panel vertical internal doors
Chrome internal door furniture
White painted softwood staircase
DECORATION
White emulsion to all walls & ceilings & white painted woodwork
SECURITY
Multi-point locking system to front/rear doors
Smoke detectors to Building Regulation requirements
Carbon monoxide detectors to Building Regulation requirements
Through door viewer and door chain
EXTERNAL
Black PVCu gutters and downpipes
Front garden graded and turfed/planted
Rear fencing - 1.8m close boarded fencing (where applicable)
Grey Riven paths and paving as indicated on site layout
Tarmac or block paved access drive/hardstanding as indicated on site layout

The Abraham, Blists, Darby & Severn

SPECIFICATION

KITCHEN
Symphony fitted kitchen with soft close hinges and drawers
Worktop upstand with glass splashback
Bosch stainless steel single oven and integrated microwave and gas hob
Bosch 90cm chimney extractor hood
Hotpoint integrated fridge/freezer
Hotpoint integrated dishwasher
Franke Spark stainless steel 1 1/2 bowl sink with Athena mixer tap
UTILITY
Symphony fitted units with soft close hinges
Worktop upstands
60cm space with plumbing for washing machine
60cm space for tumble dryer (where available)
Franke Antea stainless steel single bowl sink with Zeno Plus mixer tap (where availalble)
BATHROOM
White sanitaryware & chrome taps
White towel rail
Half height wall tiling to all walls
Mira EV thermostatic shower and full height tiling (where shower cubicle present)
Shaver socket
EN-SUITE
White sanitaryware & chrome taps
Mira Minimal ERD thermostatic shower
Mira Flight shower tray, Mira elevate silver enclosure
Half height wall tiling to all walls with full height tiling to shower
Shaver socket
CLOAKROOM
White sanitaryware & chrome taps
Tiled splashback to basin

ELECTRICAL
Vehicle Charging Points
Solar Panels (see sales for further information)
Brushed chrome switches & sockets to kitchen dining area, with white to the rest of the house
1 Double USB socket in kitchen above worktop in brushed chrome
TV and BT Sockets to lounge and master bedroom
Low energy lighting throughout
LED down lighters to kitchen, bathroom, en-suite & WC
External PIR lighting to front and rear elevations
HEATING
Gas central heating with zoned heating and smart thermostatic control
Myson radiators with thermostatic control
WINDOWS & DOORS
White PVCu double glazed windows/french doors
Black composite front door with mains doorbell
Black pre-finished steel up and over garage door (where applicable)
Oak internal doors with chrome furniture and white painted staircase with oak handrail
DECORATION
White emulsion to all walls & ceilings, white painted woodwork
SECURITY
Multi-point locking system to front/rear doors. Through door viewer and door chain
Smoke & carbon monoxide detectors to Building Regulation requirements
EXTERNAL
Black PVCu gutters and downpipes
Cold water outside tap to rear of property
Front garden graded and turfed/planted, 1.8m close boarded rear fencing (where applicable)
Grey Riven Paths and paving as indicated on site layout
Tarmac or block paved access drive/hardstanding as indicated on site layout

The Farnoll, Gorge & Madeley



LIONCOURT HOMES

Established in 2006 Lioncourt Homes is a privately-owned company formed with the specific objective of creating beautiful new homes in desirable locations within a caring culture, where the welfare of our customers and our people truly count.

Our quality of workmanship, quality of service and customer satisfaction is endorsed by our customers, 9 out of 10 of which would recommend buying a new Lioncourt home to a friend. The whole team at Lioncourt is focused on these very important factors and everyone strives to provide a personal touch to the purchase of your new home.

Every home has been thoughtfully created to provide impressive and stylish living space, generous storage solutions and aspirational kitchen and bathroom layouts. All properties have the latest building technologies integrated into the design which is part of our drive to provide energy efficient homes and value for money.



Where everyone feels at home



LIONCOURT
HOMES

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HERITAGE WALK

DEVELOPMENT LAYOUT

- The Madeley 4 bedroom home
- The Gorge 4 bedroom home
- The Farnoll 4 bedroom home
- The Severn 3 bedroom home
- The Darby 3 bedroom home
- The Blist 3 bedroom home
- The Abraham 2 bedroom home
- Specialist living
- Specialist supported living
- BCP Bin Collection Point
- V Visitor Parking Space

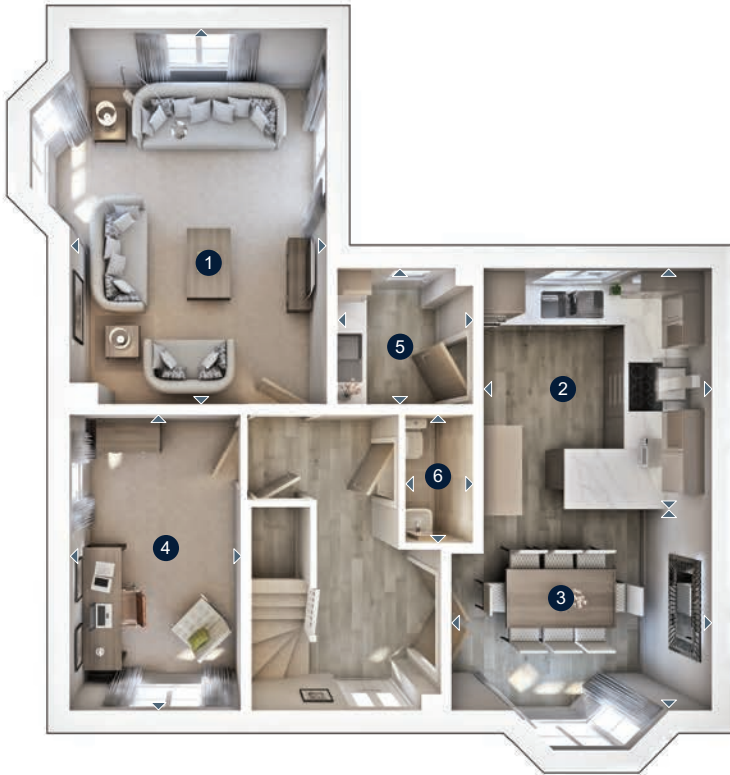


THE MADELEY
4 BEDROOM HOME



THE MADELEY

FLOOR PLAN



GROUND FLOOR

- Open plan kitchen/dining room with bay window
- Living room with bay window and glazed doors to the garden
- Study/home office
- Utility room with door to the outside
- Downstairs cloakroom
- Useful under stairs store
- Master bedroom with dressing room and en-suite shower room
- Family bathroom with bath and shower



FIRST FLOOR

GROUND FLOOR

- 1 Living Room
5.26m x 3.61m (17'3" x 11'10")
- 2 Kitchen
3.46m x 3.20m (11'4" x 10'6")
- 3 Dining Room
2.73m x 3.65m (9'0" x 12'0")
- 4 Office
4.14m x 2.40m (13'7" x 7'11")
- 5 Utility Room
1.90m x 1.90m (6'3" x 6'3")
- 6 WC
1.80m x 0.95m (5'11" x 3'1")

FIRST FLOOR

- 7 Bedroom 1
3.27m x 3.61m (10'9" x 11'10")
- 8 Dressing Area
2.15m x 1.73m (7'1" x 5'8")
- 9 En-Suite 1
2.15m x 1.50m (7'1" x 4'11")
- 10 Bedroom 2
2.80m x 4.46m (9'3" x 14'8")
- 11 En-Suite 2
1.81m x 1.60m (5'11" x 5'3")
- 12 Bedroom 3
3.30m x 3.31m (10'10" x 10'11")
- 13 Bedroom 4
3.94m x 2.40m (13'0" x 7'11")
- 14 Bathroom
2.15m x 2.60m (7'1" x 8'6")

▲ All dimensions are maximum and may vary from plot to plot.

Gross internal floor area 1503 sq ft

Please note:

Illustration and plans show a typical house type. The house type may be built in a range of elevational finishes using a variety of materials. Please refer to working drawings for details on floor plans and these are for indicative purposes only, plans and window positions may vary from plot to plot. This is because we operate a policy of continuous improvement and we work within the needs of the Planning Authorities. Please ask your Sales Executive for the precise details of the finish and specifications of your chosen home.

THE GORGE
4 BEDROOM HOME



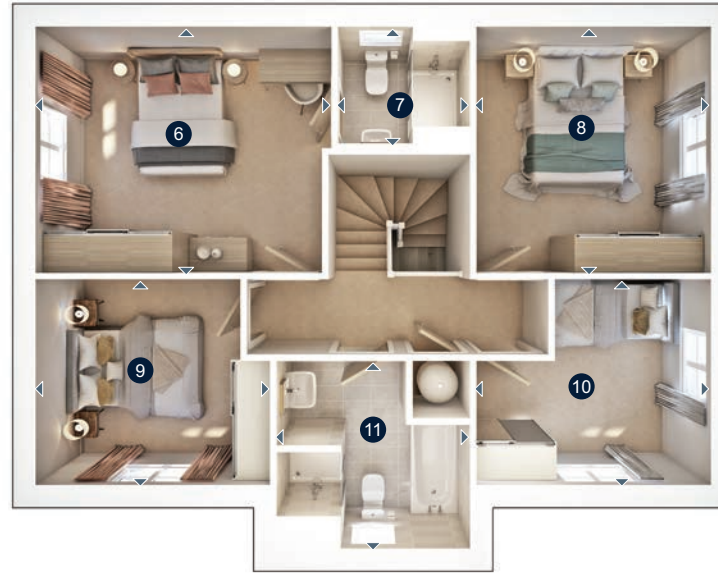
THE GORGE

FLOOR PLAN



GROUND FLOOR

- Open plan kitchen/dining room with glazed doors to the garden
- Dual aspect living room with bay window
- Utility room with door to the outside
- Downstairs cloakroom
- Useful under stairs store
- Master bedroom with en-suite shower room
- Family bathroom with bath and shower



FIRST FLOOR

GROUND FLOOR

- 1 Living Room
6.42m x 3.95m (21'1" x 13'0")
- 2 Kitchen
3.60m x 3.22m (11'10" x 10'7")
- 3 Dining Room
2.82m x 3.22m (9'3" x 10'7")
- 4 Utility Room
1.70m x 1.98m (5'7" x 6'6")
- 5 WC
2.02m x 0.95m (6'8" x 3'1")

FIRST FLOOR

- 6 Bedroom 1
3.45m x 4.14m (11'4" x 13'7")
- 7 En-Suite
1.63m x 1.85m (5'4" x 6'1")
- 8 Bedroom 2
3.45m x 3.28m (11'4" x 10'9")
- 9 Bedroom 3
2.87m x 3.28m (9'5" x 10'9")
- 10 Bedroom 4
2.87m x 3.28m (9'5" x 10'9")
- 11 Bathroom
2.62m x 2.71m (8'7" x 8'11")

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Gross internal floor area 1388 sq ft

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THE FARNOLL
4 BEDROOM HOME



THE FARNOLL

FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

- Open plan kitchen/dining room with glazed doors to the garden
- Living room with bay window
- Utility room with door to the outside
- Downstairs cloakroom
- Useful under stairs store
- Master bedroom with en-suite shower room
- Well equipped family bathroom

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GROUND FLOOR

- 1 Living Room
5.97m x 3.30m (19'8" x 10'10")
- 2 Kitchen
3.32m x 3.35m (10'11" x 11'0")
- 3 Dining Area
2.72m x 2.61m (8'11" x 8'7")
- 4 Utility Room
1.70m x 1.36m (5'7" x 4'6")
- 5 WC
2.10m x 1.05m (6'11" x 3'5")

FIRST FLOOR

- 6 Bedroom 1
3.97m x 2.80m (13'1" x 9'2")
- 7 En-Suite
1.90m x 1.90m (6'3" x 6'3")
- 8 Bedroom 2
3.53m x 2.80m (11'7" x 9'2")
- 9 Bedroom 3
2.43m x 3.08m (8'0" x 10'1")
- 10 Bedroom 4
2.10m x 3.08m (6'11" x 10'1")
- 11 Bathroom
2.10m x 1.90m (6'11" x 6'3")

▲ All dimensions are maximum and may vary from plot to plot.

Gross internal floor area 1170 sq ft

THE SEVERN
3 BEDROOM HOME



THE SEVERN

FLOOR PLAN



GROUND FLOOR

- Open plan kitchen/dining room with glazed doors to the garden
- Living room with bay window and glazed doors to the garden
- Downstairs cloakroom
- Useful under stairs store
- Master bedroom with en-suite shower room
- Well equipped family bathroom



FIRST FLOOR

GROUND FLOOR

- 1 Living Room
5.94m x 3.00m (19'6" x 9'10")
- 2 Kitchen
3.05m x 3.10m (10'0" x 10'2")
- 3 Dining Area
2.33m x 4.39m (7'8" x 14'5")
- 4 WC
2.33m x 1.04m (7'8" x 3'5")

FIRST FLOOR

- 5 Bedroom 1
3.39m x 3.10m (11'2" x 10'2")
- 6 En-Suite
1.90m x 1.62m (6'3" x 5'4")
- 7 Bedroom 2
2.65m x 4.71m (8'8" x 15'6")
- 8 Bedroom 3
2.64m x 2.65m (8'8" x 8'8")
- 9 Bathroom
2.17m x 2.76m (7'2" x 9'1")

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Gross internal floor area 1010 sq ft

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THE DARBY
3 BEDROOM HOME

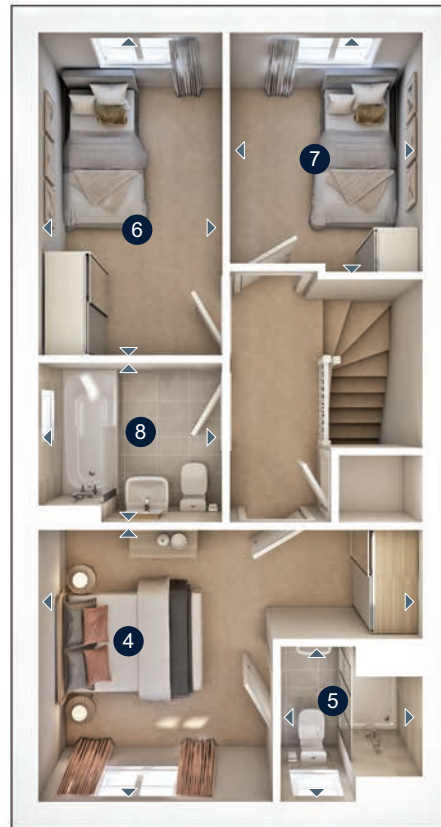


THE DARBY

FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

- Living/dining room with under stairs store and glazed doors to the garden
- Front facing kitchen
- Downstairs cloakroom
- Useful store off the hallway
- Master bedroom with en-suite shower room
- Well equipped family bathroom

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GROUND FLOOR

- ① Kitchen
3.95m x 2.31m (13'0" x 7'7")
- ② Living/Dining Room
5.14m x 4.59m (16'11" x 15'1")
- ③ WC
2.00m x 0.95m (6'7" x 3'1")

FIRST FLOOR

- ④ Bedroom 1
3.25m x 4.59m (10'8" x 15'1")
- ⑤ En-Suite
1.85m x 1.70m (6'1" x 5'7")
- ⑥ Bedroom 2
3.85m x 2.20m (12'8" x 7'3")
- ⑦ Bedroom 3
2.76m x 2.30m (9'1" x 7'7")
- ⑧ Bathroom
1.90m x 2.20m (6'3" x 7'3")

▲ All dimensions are maximum and may vary from plot to plot.

Gross internal floor area 925 sq ft

THE BLISTS
3 BEDROOM HOME



THE BLISTS

FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

- Open plan kitchen/dining room with glazed doors to the garden
- Living room with bay window
- Downstairs cloakroom
- Useful under stairs store
- Master bedroom with en-suite shower room
- Well equipped family bathroom

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GROUND FLOOR

- ① Living Room
4.70m x 3.50m (15'5" x 11'6")
- ② Kitchen/Dining
4.10m x 4.74m (13'6" x 15'7")
- ③ WC
1.50m x 1.15m (4'11" x 3'9")

FIRST FLOOR

- ④ Bedroom 1
3.50m x 3.15m (11'6" x 10'4")
- ⑤ En-Suite
2.65m x 1.50m (8'8" x 4'11")
- ⑥ Bedroom 2
3.96m x 2.55m (13'0" x 8'5")
- ⑦ Bedroom 3
2.31m x 2.45m (7'7" x 8'1")
- ⑧ Bathroom
2.10m x 1.90m (6'11" x 6'3")

▲ All dimensions are maximum and may vary from plot to plot.

Gross internal floor area 934 sq ft

THE ABRAHAM
2 BEDROOM HOME



THE ABRAHAM FLOOR PLAN



GROUND FLOOR

- Living/dining room with glazed doors to the garden
- Front facing kitchen
- Downstairs cloakroom
- Useful under stairs store
- Master bedroom with en-suite shower room
- Well equipped family bathroom



FIRST FLOOR

GROUND FLOOR

- ① Living/Dining Room
5.19m x 4.16m (17'1" x 13'8")
- ② Kitchen
3.05m x 1.88m (10'0" x 6'2")
- ③ WC
1.80m x 0.95m (5'11" x 3'1")

FIRST FLOOR

- ④ Bedroom 1
3.45m x 3.07m (11'4" x 10'1")
- ⑤ En-Suite
2.45m x 1.30m (8'1" x 4'3")
- ⑥ Bedroom 2
2.99m x 4.16m (9'10" x 13'8")
- ⑦ Bathroom
2.10m x 1.87m (6'11" x 6'2")

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Gross internal floor area 761 sq ft

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