





\*\*\* PRICES FROM £279,950 \*\*\*  
\*\*\* UPTO £5000 DEVELOPER  
INCENTIVE \*\*\*

This exclusive collection of four brand new semi-detached homes offers high-quality finishes, contemporary design, and thoughtful features as standard. A well-planned living accommodation, with three generously sized double bedrooms, making them ideal for families or those seeking flexible space.



## Accommodation

Every home is equipped with integrated kitchen appliances, including an oven, hob, and extractor as standard, with upgrade options available for additional integrated features. The kitchen is styled in a modern Shaker design with laminate worktops and matching splash backs behind the hob, and buyers have the opportunity to personalise their space with options such as quartz worktops, under-cabinet lighting, and extended wall tiling. French doors open from the dining area to the rear garden, creating a seamless connection between indoor and outdoor living.

The bathrooms and en-suites are completed with designer white vanity units, and modern chrome fixtures, including heated chrome towel radiators. The main bathroom features a thermostatic mixer shower over the bath with a screen, while the downstairs WC includes a wall-mounted basin with a chrome bottle trap. Hard flooring is fitted in all bathrooms and en-suites as standard, with further flooring upgrades available throughout the rest of the home.

Each property benefits from gas central heating with radiators fitted throughout, all complete with thermostatic radiator valves and served by an eco-efficient combi boiler with manufacturer's warranty. Inset solar PV panels are included as standard for improved energy efficiency, with the option to add battery storage. White electrical switches and sockets are fitted throughout, with six down lights in the kitchen and pendant lighting elsewhere, including in the dining area. Bathrooms and en-suites feature down lights as standard, while WCs are finished with pendant lighting.

Externally, the front and rear gardens are laid to turf as standard, with planting to the front to enhance kerb appeal. The rear garden includes a paved patio area, with the option to upgrade to brick-edged borders or an extended patio for added outdoor space. An electric vehicle charging point is also included as standard, and additional features such as garden sheds or further landscaping are available on request.

TV coax cabling is provided in the lounge, with upgrade options for additional rooms, and plumbing is in place for both a dishwasher and washing machine. Additional available upgrades include loft boarding and ladder, mirror feeds, electrical shaving points, a wireless alarm system, doorbell, and CCTV. A stainless steel dawn-to-dusk lantern is fitted to the front elevation, with options to add a rear PIR floodlight and an external double power socket.

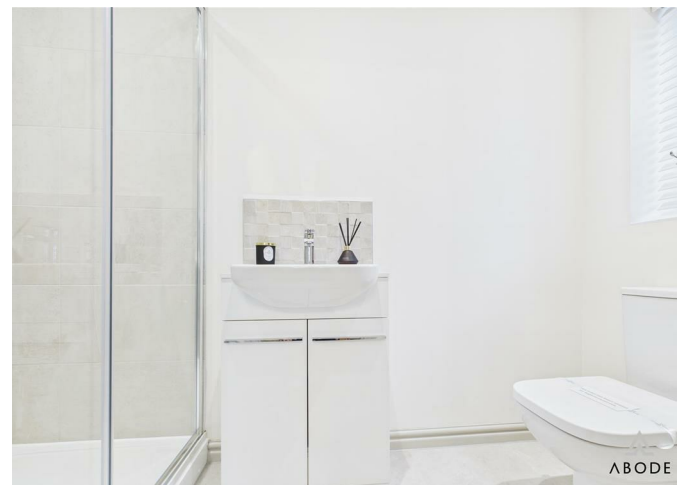
Décor throughout is finished in almond white with V-joint skirting boards and brushed satin door handles. Internal doors are painted in a soft knotted twine, with oak door upgrades available depending on build stage. A half-glazed door between the hallway and kitchen comes as standard. Tiling is provided within all shower enclosures and as splash backs above basins, with full and half-height tiling available as additional upgrades. Curtain and blind packages, including manual and electric options, can also be selected during the build process.

These homes come with £5,000 worth of developer incentives, including assistance with agency fees via an Assisted Move scheme, making your move even more seamless. With a high specification already included and an impressive range of optional extras, these homes are the perfect blend of comfort, style, and convenience.

## PLEASE NOTE

Prices start from £279,950 each plot Varies in price. All images are for illustration purposes.

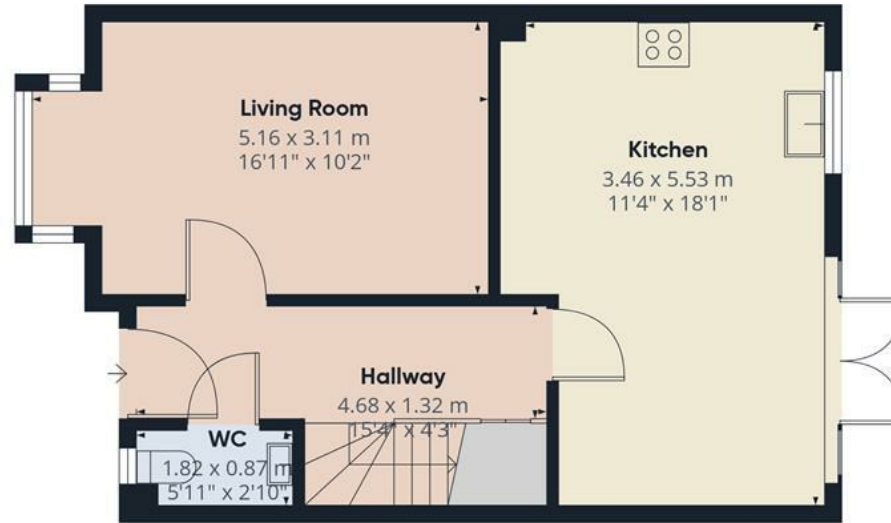




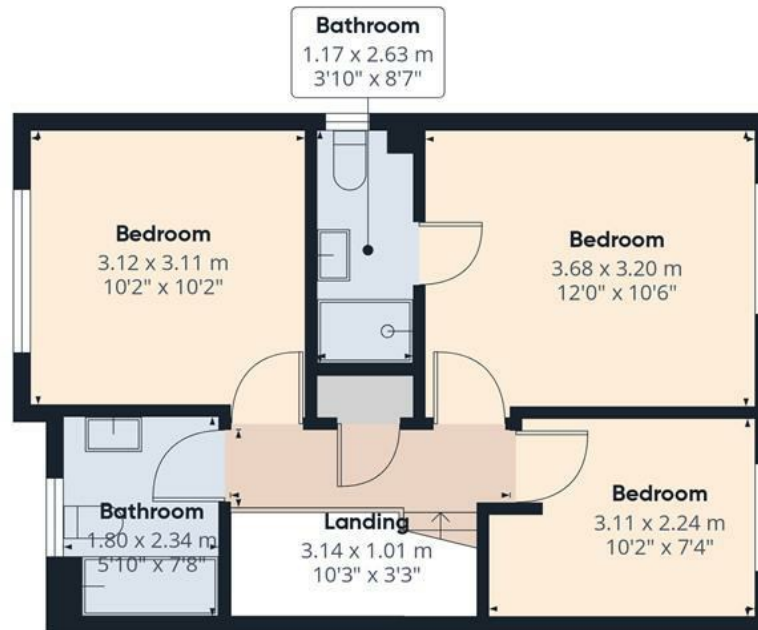








Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

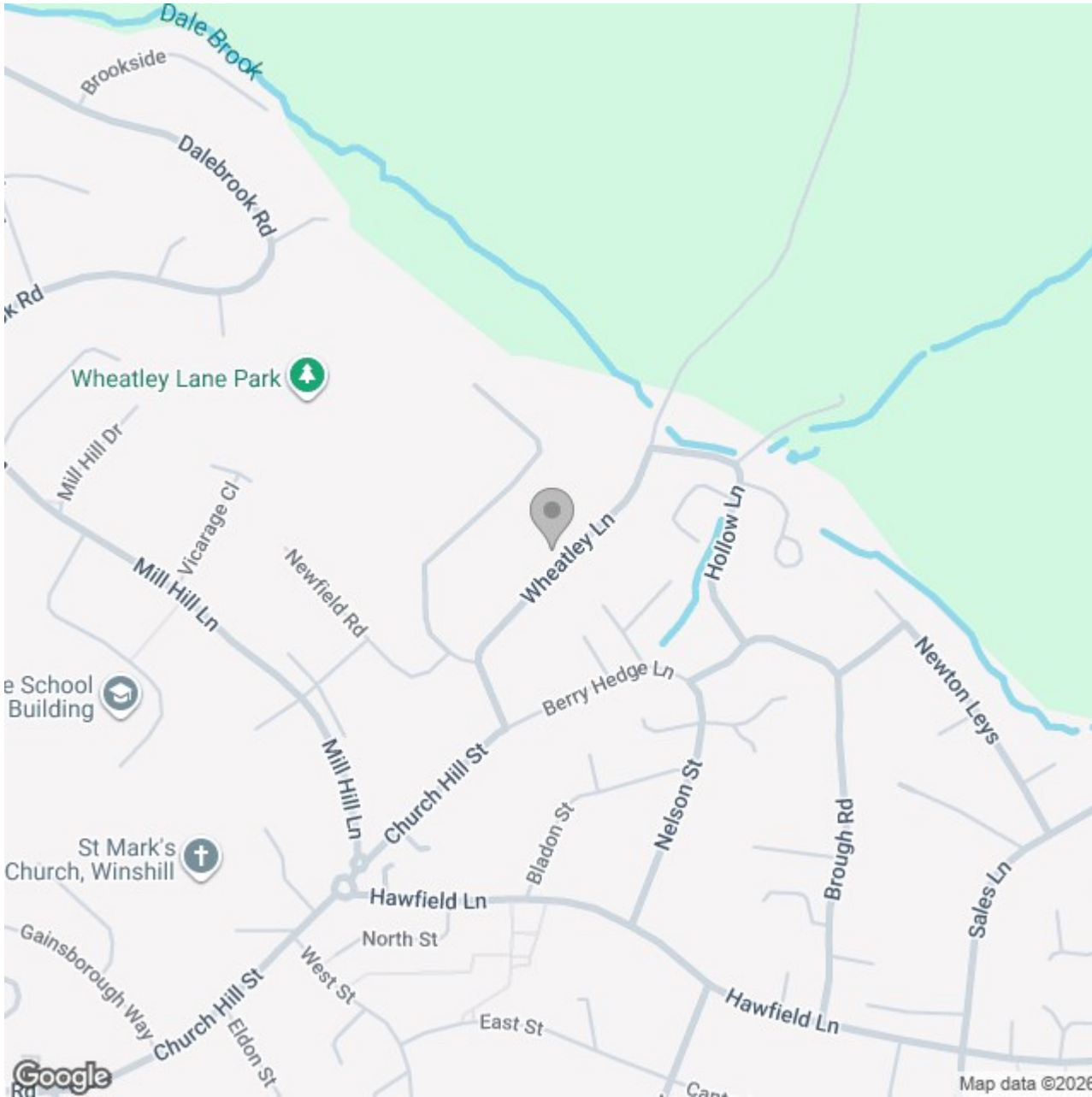
83.9 m<sup>2</sup>

902 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	