

Castle |||| Green

Gladstone Grange

Hawarden

Specification and
Development Layout



Gladstone Grange

Development Plan

House Types

-  The Banbury
2 bedroom
-  The Eaton
2 bedroom
-  The Penley
3 bedroom
-  The Marlow
3 bedroom
-  The Oxford
3 bedroom
-  The Stratford
3 bedroom
-  The Henley
3 bedroom
-  The Wentworth Lifestyle
3 bedroom
-  The Wentworth
4 bedroom
-  The Heatherington
4 bedroom
-  The Windsor
3 bedroom
-  The Salisbury
4 bedroom
-  The Wiltshire
4 bedroom
-  The Farndon
4 bedroom

Variations

-  RV Render Variant
-  LCH Low Cost Home Ownership



 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.

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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

- Properties below 1350 SQFT receive 60 cm induction hob, single oven and cooker hood
- Properties above 1350 SQFT receive 80 cm induction hob, double oven, cooker hood and integrated fridge freezer
- ***please speak to a sales consultant for exact specification for your plot***

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
