

# Welcome to
## your new home in Helsby

**2, 3 & 4 bedroom homes**

**Semi detached & detached**

**Freehold**

Introducing...

## Elysium
by Seddon Homes

Set in the Cheshire Countryside, on the southern edge of Helsby, Elysium by Seddon Homes offers the perfect blend of rural-urban lifestyle. Located on the edge of Cheshire, Elysium by Seddon Homes offers sprawling countryside views to the east and Helsby high street to the north.

Every home has been thoughtfully designed by us with you in mind. From spacious open-plan living areas, modern built-in kitchens to external features such as stunning brick detailing, off-street parking, and outside space to call your own. Our development will feature a mix of exceptional 2, 3 & 4 bedroom new build homes – built to Seddon Homes' renowned high standards and come with a range of high-specification fixtures and fittings – at no extra cost!

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# The Homes

## 2, 3 & 4 bedrooms

### The Ashton



**2 bedroom semi detached/ detached house with driveway**

*(side bay to some plots)*

Plots 12, 13, 37, 38, 49, 50, 51, 69, 70, 71, 72, 77, 78, 79, 80, 81, 82, 83 & 84

### The Avenham



**3 bedroom semi detached/ detached house with driveway**

*(side bay to some plots)*

Plots 2, 8, 9, 27, 43, 44, 45, 46, 94, 95, 96, 97, 98, 99, 100 & 101

### The Clifton



**3 bedroom semi detached house with driveway**

Plots 14, 15, 39, 40, 52, 53, 56, 59, 60, 61, 62, 63, 64, 65, 66, 68, 73, 74, 75, 76, 86, 87, 88, 89, 90, 105, 106, 107, 108, 109, 110, 111, 112, 114, 115, 116, 117 & 118

### The Hyde



**3 bedroom semi detached/ detached house with driveway**

Plots 54, 55, 57, 58, 67, 85 & 113

### The Stanley



**3 bedroom semi detached/ detached house with driveway**

Plots 16, 28 & 92

### The Dartmoor



**4 bedroom detached house with detached single garage/driveway**

Plots 3, 18, 19, 36, 91, 93 & 104

### The Highfield



**4 bedroom detached house with detached single garage/driveway**

Plots 1, 4, 11, 35 & 48

### The Osterley



**4 bedroom detached house with detached single garage**

Plots 5, 6, 7, 17, 20, 21, 22, 23, 26, 31, 33, 34, 42 & 47

### The Stowe



**4 bedroom detached house with detached single garage**

Plots 10, 24, 25, 29, 30, 32, 41, 102 & 103

Elysium by Seddon Homes,
Chester Road,
Helsby,
Cheshire,
WA6 0DL




Artists' impressions are drawn from an imaginary viewpoint within an open space and are intended to give an impression of the house design. Photographs are from Seddon Homes developments across the North West and are intended to show typical street scenes. Neither the artists' impressions nor the photographs are intended to give an accurate description of any specific property offered for sale, its setting or its surroundings. These do not show final details of gradients of land, boundary treatments, local authority street lighting or landscaping. We aim to build according to the layout, but occasionally we do decide to change house types, boundaries, landscaping and the positions of roads, footpaths, street lighting and other features as the development proceeds. The dimensions shown of the floor plans are approximate: each home is built individually and so the precise measurements may vary from that shown although every endeavour is made to make the dimensions as accurate as possible. We give maximum dimensions that include fitted wardrobes, sloping ceilings, bay windows and any other features.

The

# Ashton

## 2 bedroom semi detached/detached house with driveway *(side bay to some plots)*



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## Ground floor




| | |
|---|---|
| Lounge/Dining Area | 13'11" x 12'6" |
| Kitchen | 10'11" x 10'3" |
| WC | 5'9" x 3'11" |

## First floor




| | |
|---|---|
| Master Bedroom | 13'11" x 9'8" |
| Bedroom 2 | 13'11" x 10'2" |
| Bathroom | 6'8" x 6'10" |

All layouts are for illustrative purposes only and may differ by plot. Not to scale. Please speak to your Sales Advisor for more information.

The

# Avenham

**3 bedroom semi detached/detached house with driveway** *(side bay to some plots)*



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## Ground floor




| | |
|---|---|
| Lounge | 9'10" x 15'7" |
| Kitchen/Dining Area | 16'8" x 11'3" |
| WC | 6'0" x 4'3" |

## First floor




| | |
|---|---|
| Master Bedroom | 9'6" x 14'8" |
| En Suite | 9'6" x 5'1" |
| Bedroom 2 | 9'6" x 11'5" |
| Bedroom 3 | 6'10" x 11'0" |
| Bathroom | 6'10" x 6'8" |

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The
# Clifton

## 3 bedroom semi detached house with driveway



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## Ground floor




| | |
|---|---|
| Lounge/Dining Area | 16'3" x 14'4" |
| Kitchen | 8'11" x 12'3" |
| WC | 3'1" x 6'2" |

## First floor




| | |
|---|---|
| Master Bedroom | 9'2" x 11'2" |
| Bedroom 2 | 8'2" x 15'5" |
| Bedroom 3 | 7'11" x 9'9" |
| Bathroom | 6'10" x 7'6" |

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The
# Hyde

## 3 bedroom semi detached/detached house with driveway



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## Ground floor




| | |
|---|---|
| Lounge/Dining Area | 14'3" x 16'2" |
| Kitchen | 6'11" x 16'2" |
| WC | 4'6" x 5'7" |

## First floor




| | |
|---|---|
| Master Bedroom | 13'6" x 8'2" |
| Bedroom 2 | 13'1" x 8'10" |
| Bedroom 3 | 9'9" x 7'9" |
| Bathroom | 6'11" x 7'1" |

All layouts are for illustrative purposes only and may differ by plot. Not to scale. Please speak to your Sales Advisor for more information.

The
# Stanley

## 3 bedroom semi detached/detached house with driveway



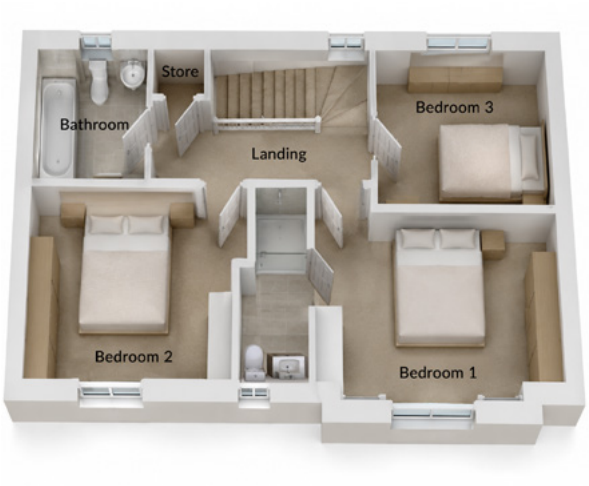
Seddon Homes.co.uk

## Ground floor




| | |
|---|---|
| Lounge | 15'1" x 16'6" |
| Kitchen/Dining Area | 10'11" x 16'6" |
| WC | 4'5" x 5'3" |

## First floor




| | |
|---|---|
| Master Bedroom | 13'11" x 7'11" |
| En Suite | 4'7" x 9'5" |
| Bedroom 2 | 12'8" x 9'5" |
| Bedroom 3 | 10'2" x 8'3" |
| Bathroom | 6'10" x 6'10" |

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The
# Dartmoor

## 4 bedroom detached house with detached single garage/driveway



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### Ground floor




| | |
|---|---|
| Lounge | 13'7" x 13'10" |
| Kitchen/Dining Area | 16'11" x 9'9" |
| Utility | 5'4" x 4'3" |
| WC | 6'2" x 4'3" |

### First floor




| | |
|---|---|
| Master Bedroom | 11'7" x 10'11" |
| En Suite | 5'1" x 9'8" |
| Bedroom 3 | 10'3" x 10'1" |
| Bathroom | 5'8" x 8'0" |

### Second floor




| | |
|---|---|
| Bedroom 2 | 16'11" x 11'8" |
| Bedroom 4 | 12'6" x 11'0" |
| Shower Room | 5'0" x 8'4" |

All layouts are for illustrative purposes only and may differ by plot. Not to scale. Please speak to your Sales Advisor for more information.

The
# Highfield

## 4 bedroom detached house with detached single garage/driveway



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## Ground floor




| | |
|---|---|
| Lounge/Dining Area | 22'5" x 12'11" |
| Kitchen | 9'8" x 13'6" |
| Study | 6'9" x 15'9" |
| Utility | 6'3" x 6'6" |
| WC | 3'1" x 6'5" |

## First floor




| | |
|---|---|
| Master Bedroom | 11'7" x 15'7" |
| En Suite | 8'1" x 4'9" |
| Bedroom 2 | 10'7" x 13'0" |
| Bedroom 3 | 11'7" x 12'7" |
| Bedroom 4 | 12'5" x 8'4" |
| Bathroom | 6'8" x 7'0" |

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The

# Osterley

## 4 bedroom detached house with detached single garage



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## Ground floor




| | |
|---|---|
| Lounge | 12'5" x 19'1" |
| Kitchen/Dining/Family Area | 19'6" x 15'6" |
| Utility | 6'3" x 6'2" |
| WC | 4'2" x 6'2" |

## First floor




| | |
|---|---|
| Master Bedroom | 10'3" x 14'8" |
| En Suite | 6'8" x 6'3" |
| Bedroom 2 | 10'7" x 12'8" |
| Bedroom 3 | 9'0" x 13'8" |
| Bedroom 4 | 9'3" x 13'5" |
| Bathroom | 6'8" x 6'10" |

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The
# Stowe

## 4 bedroom detached house with detached single garage



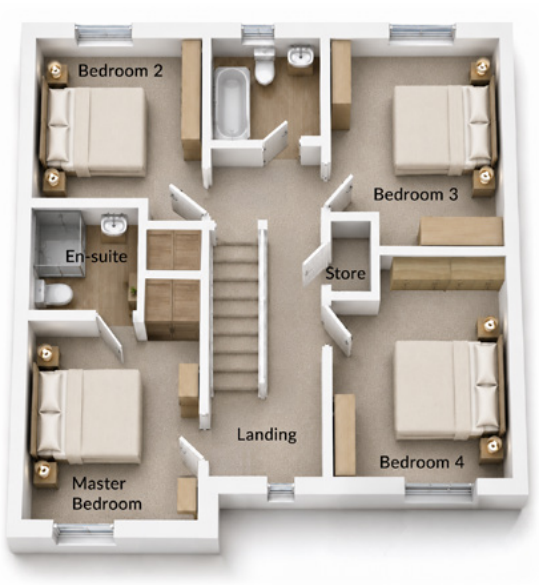
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## Ground floor




| | |
|---|---|
| Lounge | 11'0" x 15'6" |
| Kitchen/Dining Area | 28'0" x 9'11" |
| Study | 9'11" x 7'6" |
| Utility | 5'10" x 5'6" |
| WC | 3'10" x 5'6" |

## First floor




| | |
|---|---|
| Master Bedroom | 11'0" x 13'3" |
| En Suite | 6'6" x 5'8" |
| Bedroom 2 | 10'8" x 9'2" |
| Bedroom 3 | 9'11" x 11'8" |
| Bedroom 4 | 10'2" x 11'7" |
| Bathroom | 6'10" x 6'8" |

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# Finishing Touches

## *All house types will enjoy the following as standard:-*

**CONSTRUCTION** All the homes will be traditionally built using Brick and Block with a concrete tile roof. Render to some plots. Foundations are to be piled, vibro piled or trench. First floors will receive moisture resistant boarding. Black SVP and rainwater pipes. White PVC facias & soffits where applicable. White external meter boxes.

**COMFORT AND SECURITY** Gas fired, thermostatically dual controlled central heating with energy efficient combi boilers. Glass fibre roof insulation. Highly insulated walls. Mainly top hung locking uPVC windows with energy saving glazing. Multi point lock to front and rear doors.

**FINISHING TOUCHES** Contemporary skirting board and architrave. Flush panel white ladder style internal doors with chrome lever furniture. Builders robe to master bedroom on 4 bedroom homes only. Chrome sockets and switch plates to kitchen, bathroom and en suite/s. White staircase & spindles.

**PAINTWORK** Front, rear, personnel and garage doors where applicable finished in accordance with architect's specification. White satin to all internal timbers. Plastered walls and ceilings will receive white matt emulsion.

**BATHROOMS, EN SUITES AND CLOAKROOMS** Stylish white sanitaryware from Ideal Standard mostly incorporated within a tiled boxed unit with laminate over shelf to selected rooms (please speak to Sales Advisor for confirmation as some rooms may not have this feature). Glazed shower cubicles with thermostatic mains showers with rainfall shower head where applicable (except second en suite which will be electric). Mixers to all baths. Chromium plated ceramic disk taps. Half height European wall tiling around bath and full height to shower cubicles with splash back elsewhere to tiler's discretion. Chrome LED downlights and heated towel rail to all en suites & bathrooms (excluding WC/ Cloakrooms).

**ELECTRICAL** TV points to lounge and master bedroom. BT socket outlets to lounge, master bedroom and study (where applicable). USB charging socket to kitchen & master bedroom. Loft light point switched to landing. All internal light points low energy. LED dual porch light. Shaver socket to bathroom & en suite where applicable. Chrome effect door bell and chimes. Light to storage cupboard where applicable.

**EXTERNAL** Front doors to be black solid Verona style (not as per CGI images) any relevant glazed side panels as per drawings – please speak to your Sales Advisor for confirmation. Ventilated soffit and rainwater goods. Turfed front and rear gardens. Where there is an existing tree within the plot boundary we would typically not turf under the circumference of the canopy. Tarmacadam driveway. Timber close boarded fencing & gate. Light and power point to garage. Relevant garages to receive black ladder style door. Garden tap. Estate landscaping in accordance with architect's approved layout.

**WARRANTY** All homes carry a 10-year warranty (from date of CML sign off).

**TENURE** Freehold. Maintenance fee is estimated £210 per annum.

**GENERAL** Seddon Homes operates under the Consumer Code for Home Builders guidance. A copy of the Code is available from any member of our team and will be given to all buyers at point of reservation or can be downloaded from our website www.seddonhomes.co.uk/consumercode.

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DRAFT

| Kitchen Finishing Touches | Ashton | Avenham | Clifton | Hyde | Stanley | Dartmoor | Highfield | Osterley | Stowe |
|---|---|---|---|---|---|---|---|---|---|
| 4 ring gas hob | ✓ | ✓ | ✓ | ✓ | ✓ | | | | |
| 5 ring gas hob | | | | | | ✓ | ✓ | ✓ | ✓ |
| Single electric oven | ✓ | ✓ | ✓ | ✓ | ✓ | | | | |
| Double electric oven | | | | | | ✓ | ✓ | ✓ | ✓ |
| 60cm stainless steel chimney cooker hood | ✓ | ✓ | ✓ | ✓ | ✓ | | | | |
| 90cm stainless steel chimney cooker hood | | | | | | ✓ | ✓ | ✓ | ✓ |
| Integrated 50/50 fridge freezer | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Integrated washer | ✓ | ✓ | ✓ | ✓ | ✓ | | | | |
| Space for washer | | | | | | ✓ | ✓ | ✓ | ✓ |
| Ceramic floor tiles to kitchen area only | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Rigid built cabinetry – 6 collections available* | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Hard wearing high quality laminate worktops | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Under cupboard LED lights | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Soft close doors & drawers | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Chrome LED downlights to kitchen area only | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

*Subject to build stage

This specification is for general guidance only and purchasers are requested to satisfy themselves fully of the specification applicable to the home of their choice before reservation. Seddon Homes pursues a policy of continuous improvement so whilst every effort has been made to ensure this information is correct, it is intended only as a guide and the company reserves the right to alter the specification as necessary and without prior notice. This does not form any part of a contract or sale.
Please speak to your Sales Advisor for more information.

Elysium by Seddon Homes, Chester Road, Helsby, Cheshire, WA6 0DL

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# Why buy your forever home in Helsby

**Visit us Monday 11:30am-5pm & Thursday-Sunday, 10am-5pm**

**01928 650042**

**elysium@seddonhomes.co.uk**

For commuters, Elysium by Seddon Homes is well connected to all major routes. Located just off Chester Road, the M56 is a few minutes' drive away, providing access to Chester, Liverpool, Manchester, Wales and the wider motorway network.

By car it's around 25 minutes to Chester, half an hour to Warrington and Liverpool John Lennon Airport and an hour to Manchester City Centre.

Helsby village provides a range of independent shops and convenience stores, including a post office, hairdressers and pooch parlour. For your weekly shop, there's a Tesco Superstore located within walking distance.

Elysium by Seddon Homes is also within walking distance of several good and outstanding schools, including Helsby Hillside, Horn's Mill Primary School and Helsby High School. And when the time comes, there's a range of universities in the vicinity to choose from. All are easily accessible by car or public transport links.







## Find us

Elysium by Seddon Homes
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Helsby
Cheshire
WA6 0DL




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