



COPPER HILLS

HIGH LANES, HAYLE





HEPWORTH

2 BEDROOMS

INTERNAL FEATURES

- Fibre broadband connection
- Gas-fired combination boiler feeding radiators
- uPVC double glazed windows
- uPVC doors opening to patio and rear garden
- White satinwood 5-panel doors with contemporary chrome door furniture
- White painted newel strings and spindles
- White emulsion walls and smooth white emulsion ceilings
- White satinwood woodwork
- Choice of quality vinyl flooring to entrance hall, cloakroom, kitchen/dining room*

KITCHEN

- Choice of fully-fitted quality kitchen with laminate worktops and upstands*
- Inset 1.5 bowl stainless steel sink with chrome mono mixer tap
- Integrated stainless steel single oven
- 4-burner gas hob with stainless steel cooker hood
- Integrated fridge freezer
- Plumbing and electrics for a dishwasher

BATHROOM

- White sanitaryware with contemporary chrome fittings
- Thermostatic shower with glass screen over bath
- Full-height tiling to shower and bath areas with a choice of tiles from the Porcelanosa range*

Tiled sink splashback with a choice of tiles from the Porcelanosa range*

- Chrome heated towel rail
- Choice of quality vinyl flooring*

LIGHTING AND ELECTRICAL

- LED downlights in kitchen and bathroom
- Pendant lights in hallway, living room, dining room, bedroom and cloakroom
- Multigrad appliance switch in the kitchen
- Multimedia socket in the living room
- Double plug sockets with additional USB plug sockets in kitchen and bedrooms
- TV points in living room and dining room and bedrooms
- Terrestrial TV aerial
- White shaver socket in bathroom

EXTERNAL FEATURES

- Patios and walkways**
- Rear garden boundary treatments
- Front and rear external lighting
- External power point
- External water tap
- Landscaped front gardens
- In curtilage or allocated parking

PEACE OF MIND

- 10-Year Premier Warranty
- Mains operated smoke, heat and carbon monoxide alarms
- Highly efficient timber frame

UPGRADES*:

- Premium kitchen package with a choice of:
 - Premium wall and base units including glass wall unit option
 - Under wall unit lighting
 - Premium worktops
 - Glass splashback
- Freestanding Hotpoint washing machine
- Freestanding Hotpoint washer/dryer
- Integrated Hotpoint dishwasher
- Mirrors in bathroom
- Choice of quality carpets in bedrooms, landing, stairs and living room
- Amtico flooring option in the living room (instead of carpet)
- Amtico flooring in the entrance hall, kitchen/dining and cloakroom
- Amtico flooring in the bathroom
- Interior oak-style doors
- Turf to the rear garden





LANYON

3 BEDROOMS SEMI-DETACHED

INTERNAL FEATURES

Fibre broadband connection
 Gas-fired combination boiler feeding radiators
 uPVC double glazed windows
 uPVC doors opening to patio and rear garden
 White satinwood 5-panel doors with contemporary chrome door furniture
 White painted newel strings and spindles

White emulsion walls and smooth white emulsion ceilings
 White satinwood woodwork
 Choice of quality vinyl flooring to entrance hall, cloakroom, kitchen/dining room*

KITCHEN

Choice of fully-fitted quality kitchen with laminate worktops and upstands*
 Inset 1.5 bowl stainless steel sink with chrome mono mixer tap
 Integrated stainless steel single oven
 4-burner gas hob with stainless steel cooker hood
 Integrated fridge freezer
 Plumbing and electrics for a dishwasher

BATHROOM AND EN-SUITE

White sanitaryware with contemporary chrome fittings
 Thermostatic shower with glass screen over bath in main bathroom
 Chrome two-function thermostatic shower with slide rail in en-suite

White low-level shower tray with shower enclosure

Full-height tiling to shower and bath areas with a choice of tiles from the Porcelanosa range*

Tiled sink splashback with a choice of tiles from the Porcelanosa range*

Chrome heated towel rail in bathroom and en-suite

Choice of quality vinyl flooring*

LIGHTING AND ELECTRICAL

LED downlights in kitchen, bathroom and en-suite

Pendant lights in hallway, living room, dining room, bedroom and cloakroom

Multigrid appliance switch in the kitchen

Multimedia socket in the living room

Double plug sockets with additional USB plug sockets in kitchen and bedrooms

TV points in living room and bedrooms

Terrestrial TV aerial

White shaver socket in bathroom and en-suite

EXTERNAL FEATURES

Patios and walkways**

Rear garden boundary treatments

Front and rear external lighting

External power point

External water tap

Landscaped front gardens

In curtilage or allocated parking

PEACE OF MIND

10-Year Premier Warranty

Mains operated smoke, heat and carbon monoxide alarms

Highly efficient timber frame

UPGRADES*:

- Premium kitchen package with a choice of:
 - Premium wall and base units including glass wall unit option
 - Under wall unit lighting
 - Premium worktops
 - Glass splashback
- Freestanding Hotpoint washing machine
- Freestanding Hotpoint washer/dryer
- Integrated Hotpoint dishwasher
- Mirrors in bathroom and en-suite
- Choice of quality carpets in bedrooms, landing, stairs and living room
- Amtico flooring option in the living room (instead of carpet)
- Amtico flooring in the entrance hall, kitchen/dining and cloakroom
- Amtico flooring in the bathroom and en-suite
- Interior oak-style doors
- Turf to the rear garden



LANYON

3 BEDROOMS LINK-DETACHED

INTERNAL FEATURES

Fibre broadband connection
 Gas-fired combination boiler feeding radiators
 uPVC double glazed windows
 uPVC doors opening to patio and rear garden
 White satinwood 5-panel doors with contemporary chrome door furniture
 White painted newel strings and spindles

White emulsion walls and smooth white emulsion ceilings
 White satinwood woodwork
 Choice of quality vinyl flooring to entrance hall, cloakroom, kitchen/dining room*

KITCHEN

Choice of fully-fitted quality kitchen with laminate worktops and upstands*
 Inset 1.5 bowl stainless steel sink with chrome mono mixer tap
 Integrated stainless steel single oven
 4-burner gas hob with stainless steel cooker hood
 Integrated fridge freezer
 Plumbing and electrics for a dishwasher

BATHROOM AND EN-SUITE

White sanitaryware with contemporary chrome fittings
 Thermostatic shower with glass screen over bath in main bathroom
 Chrome two-function thermostatic shower with slide rail in en-suite

White low-level shower tray with shower enclosure

Full-height tiling to shower and bath areas with a choice of tiles from the Porcelanosa range*

Tiled sink splashback with a choice of tiles from the Porcelanosa range*

Chrome heated towel rail in bathroom and en-suite

Choice of quality vinyl flooring*

LIGHTING AND ELECTRICAL

LED downlights in kitchen, bathroom and en-suite

Pendant lights in hallway, living room, dining room, bedroom and cloakroom

Multigrid appliance switch in the kitchen

Multimedia socket in the living room

Double plug sockets with additional USB plug sockets in kitchen and bedrooms

TV points in living room and bedrooms

Terrestrial TV aerial

White shaver socket in bathroom and en-suite

EXTERNAL FEATURES

Patios and walkways**

Rear garden boundary treatments

Front and rear external lighting

External power point

External water tap

Landscaped front gardens

Garage with power and light

In curtilage or allocated parking

PEACE OF MIND

10-Year Premier Warranty

Mains operated smoke, heat and carbon monoxide alarms

Highly efficient timber frame

UPGRADES*:

- Premium kitchen package with a choice of:
 - Premium wall and base units including glass wall unit option
 - Under wall unit lighting
 - Premium worktops
 - Glass splashback
- Freestanding Hotpoint washing machine
- Freestanding Hotpoint washer/dryer
- Integrated Hotpoint dishwasher
- Mirrors in bathroom and en-suite
- Choice of quality carpets in bedrooms, landing, stairs and living room
- Amtico flooring option in the living room (instead of carpet)
- Amtico flooring in the entrance hall, kitchen/dining and cloakroom
- Amtico flooring in the bathroom and en-suite
- Interior oak-style doors
- Turf to the rear garden





FLEETWOOD

3 BEDROOMS

INTERNAL FEATURES

Fibre broadband connection
 Gas-fired system boiler
 uPVC double glazed windows
 uPVC doors opening to patio and rear garden
 White satinwood 5-panel doors with contemporary chrome door furniture
 White painted newel strings and spindles
 White emulsion walls and smooth white emulsion ceilings
 White satinwood woodwork
 Choice of Amtico flooring to entrance hall, cloakroom, kitchen/dining room and utility*

KITCHEN

Choice of fully-fitted quality kitchen with laminate worktops and upstands*
 Breakfast bar
 Under wall unit lighting
 Inset 1.5 bowl stainless steel sink with chrome mono mixer tap
 Integrated stainless steel single oven
 4-burner gas hob with stainless steel cooker hood
 Integrated fridge freezer
 Integrated dishwasher

BATHROOM AND EN-SUITE

White sanitaryware with contemporary chrome fittings
 Thermostatic shower with glass screen over bath in main bathroom

Chrome two-function thermostatic shower with slide rail in en-suite

White low-level shower tray with quadrant shower in en-suite

Full-height tiling to shower and bath areas with a choice of tiles from the Porcelanosa range*

Tiled sink splashback with a choice of tiles from the Porcelanosa range*

Chrome heated towel rail in bathroom and en-suite

Choice of quality Vinyl flooring*

LIGHTING AND ELECTRICAL

LED downlights in kitchen, bathroom and en-suite

Pendant lights in hallway, living room, dining room, bedroom and cloakroom

Multigrid appliance switch in the kitchen

Multimedia socket in the living room

Double plug sockets with additional USB plug sockets in kitchen and bedrooms

TV points in living room, dining room and bedrooms

Terrestrial TV aerial

White shaver socket in bathroom and en-suite

EXTERNAL FEATURES

Patios and walkways**

Rear garden boundary treatments

Front and rear external lighting

External power point

External water tap

Landscaped front gardens

Garage with power and light

In curtilage or allocated parking

PEACE OF MIND

10-Year Premier Warranty

Mains operated smoke, heat and carbon monoxide alarms

Highly efficient timber frame

UPGRADES*:

- Premium kitchen package with a choice of:
 - Premium wall and base units including glass wall unit option
 - Under wall unit lighting
 - Premium worktops
 - Glass splashback
- Freestanding Bosch Condenser tumble dryer
- Freestanding Hotpoint washing machine
- Freestanding Hotpoint washer/dryer
- Mirrors in bathroom and en-suite
- Choice of quality carpets in bedrooms, landing, stairs and living room
- Amtico flooring option in the living room (instead of carpet)
- Amtico flooring in the bathroom and en-suite
- Interior oak-style doors
- Turf to the rear garden



LUXON

4 BEDROOMS

INTERNAL FEATURES

Fibre broadband connection
 Gas-fired system boiler
 uPVC double glazed windows
 uPVC doors opening to patio and rear garden
 Modern oak-style interior doors including oak-style glass doors between the living room and dining room
 Oak handrail to stairs
 White emulsion walls and smooth white emulsion ceilings
 White satinwood woodwork
 Choice of Amtico flooring to entrance hall, cloakroom, kitchen/dining room and utility*

KITCHEN

Choice of fully-fitted quality kitchen with laminate worktops and upstands from our premium range*
 Breakfast bar
 Under wall unit lighting
 Inset 1.5 bowl stainless steel sink with chrome mono mixer tap
 Integrated Bosch eye level stainless steel double oven
 Bosch 5-burner gas hob with stainless steel cooker hood
 Integrated Bosch fridge freezer
 Integrated Bosch dishwasher
 Freestanding Bosch washing machine in the utility

BATHROOM AND EN-SUITE

White sanitaryware with contemporary chrome fittings
 Thermostatic shower with glass screen over bath in main bathroom
 Chrome two-function thermostatic shower with slide rail in en-suite
 White low-level shower tray with shower enclosure in en-suite
 Full-height tiling to shower and bath areas with a choice of tiles from the Porcelanosa range*
 Tiled sink splashback with a choice of tiles from the Porcelanosa range*
 Chrome heated towel rail in bathroom and en-suite
 Choice of Amtico flooring*

LIGHTING AND ELECTRICAL

LED downlights in kitchen/dining room, bathroom and en-suite
 Pendant lights in hallway, living room, bedroom and cloakroom
 Multigrid appliance switch in the kitchen
 Multimedia socket in the living room
 Double plug sockets with additional USB plug sockets in kitchen and bedrooms
 TV points in living room, dining room and bedrooms
 Terrestrial TV aerial
 White shaver socket in bathroom and en-suite

EXTERNAL FEATURES

Patios and walkways
 Rear garden boundary treatments
 Front and rear external lighting
 External power point
 External water tap
 Landscaped front gardens
 Garage with power and light
 In curtilage or allocated parking

PEACE OF MIND

10-Year Premier Warranty
 Mains operated smoke, heat and carbon monoxide alarms
 Highly efficient timber frame

UPGRADES*:

- Carousel kitchen base unit corner pull out
- Freestanding Bosch Condenser tumble dryer
- Choice of quality carpets in bedrooms, landing, stairs and living room
- Amtico flooring option in the living room (instead of carpet)
- Turf to the rear garden





Gilbert & Goode