



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, bedrooms 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 door package
 - Under wall unit lighting
 - Premium worktops
 - Glass splashback
- Freestanding Hotpoint washing machine
- Freestanding Hotpoint washer/dryer
- Integrated Hotpoint dishwasher
- Choice of quality carpets in bedrooms, landing, stairs and living room
- Karndean flooring option in the living room (instead of carpet)
- Karndean flooring in the entrance hall, kitchen/dining and cloakroom
- Karndean 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 bathrooms 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, bedrooms 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 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 door package
 - Under wall unit lighting
 - Premium worktops
 - Glass splashback
- Freestanding Hotpoint washing machine
- Freestanding Hotpoint washer/dryer
- Integrated Hotpoint dishwasher
- Choice of quality carpets in bedrooms, landing, stairs and living room
- Karndean flooring option in the living room (instead of carpet)
- Karndean flooring in the entrance hall, kitchen/dining and cloakroom
- Karndean 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 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 Karndean flooring to entrance hall, cloakroom, kitchen/dining room and utility*

KITCHEN

Choice of fully-fitted quality kitchen with laminate worktops and upstands*
 Breakfast bar
 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, bedrooms 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, 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 door package
 - Under wall unit lighting
 - Premium worktops
 - Glass splashback
- Freestanding Bosch Condenser tumble dryer
- Freestanding Hotpoint washing machine
- Freestanding Hotpoint washer/dryer
- Choice of quality carpets in bedrooms, landing, stairs and living room
- Karndean flooring option in the living room (instead of carpet)
- Karndean 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, bedrooms 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 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 door package
 - Under wall unit lighting
 - Premium worktops
 - Glass splashback
- Freestanding Hotpoint washing machine
- Freestanding Hotpoint washer/dryer
- Integrated Hotpoint dishwasher
- Choice of quality carpets in bedrooms, landing, stairs and living room
- Karndean flooring option in the living room (instead of carpet)
- Karndean flooring in the entrance hall, kitchen/dining and cloakroom
- Karndean flooring in the bathroom and en-suite
- Interior oak-style doors
- Turf to the rear garden





PEARSON

4 BEDROOMS

INTERNAL FEATURES

- Fibre broadband connection
- System boiler
- uPVC double glazed windows
- uPVC doors opening to patio and rear garden
- Modern oak-style interior doors
- Oak handrail to stairs
- White emulsion walls and smooth white emulsion ceilings
- White satinwood woodwork
- Choice of Karndean flooring to entrance hall, cloakroom, kitchen/dining room*

KITCHEN

- Choice of fully-fitted quality kitchen with laminate worktops and upstands from our premium range*
- 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
- Integrated Bosch washing machine

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 Karndean flooring*

LIGHTING AND ELECTRICAL

- LED downlights in kitchen/dining room, bathroom and en-suite
- Pendant lights in hallway, living room, bedrooms 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, 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
- Integrated Bosch washer/dryer
- Choice of quality carpets in bedrooms, landing, stairs and living room
- Karndean flooring option in the living room (instead of carpet)
- Turf to the rear garden



LUXON

4 BEDROOMS

INTERNAL FEATURES

- Fibre broadband connection
- 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 Karndean 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 Karndean flooring*

LIGHTING AND ELECTRICAL

- LED downlights in kitchen/dining room, bathroom and en-suite
- Pendant lights in hallway, living room, bedrooms 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, 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
- Karndean flooring option in the living room (instead of carpet)
- Turf to the rear garden





Gilbert & Goode