

Silk Rose Place

MACCLESFIELD



A fantastic development of just 29
one, two, three and four bedroom homes.


eccleston
HOMES



So much on your doorsteps

Nestled on the edge of the Peak District in the market town of Macclesfield, our Silk Rose Place development of just 29 one, two, three and four bedroom homes provides a fantastic setting for families and professionals alike.

With a fascinating history, flourishing café culture, high street retailers and independent boutiques, plenty of unspoilt green space and a thriving community spirit, Macclesfield really is the perfect spot for you and yours.



Perfectly positioned

Foodies will love the popular Treacle Market, which takes place on the last Sunday of every month and Foodie Friday every first Friday of the month. Both bring a real buzz to the town with live music, exceptional artisan food and drink and unique crafts. Plus, you'll find a large range of fantastic independent eateries, covering off cuisines from all over the world and plenty of bars that tick every box – whether you're after a cosy country pub or a place to dance the night away.

You're spoilt for choice when it comes to the great outdoors too. Take a short hike to see White Nancy and stunning views across the Cheshire plain, enjoy a stroll through Macclesfield Forest, cycle through meadow, moor and woodland at Tegg's Nose Country Park or on sunnier days, share a picnic in West Park. Plus, travel a little further afield and you'll discover the delights of the Peak District National Park, less than an hour away.

If you're looking to do something a bit different, uncover the fascinating history of Macclesfield at the Silk Museum. And whether you're a science enthusiast or not, you're guaranteed to be fascinated by the wonders of the universe at Jodrell Bank.

On rainy days, you can see the latest film releases at the independent Cinemac cinema, watch a show at the MADS Little Theatre or partake in a game of bowling at Superbowl.



Photo credit: Fiona Bailey/Treacle Market



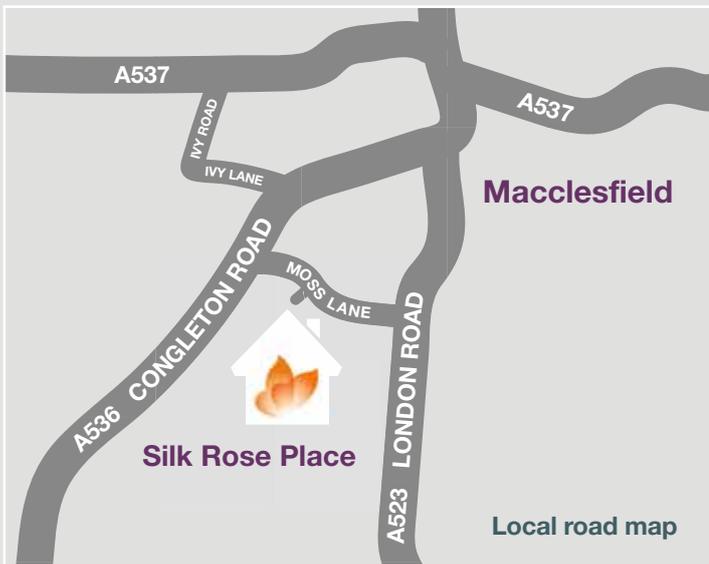
Silk Rose Place is also ideally placed for reaching destinations further afield, as direct trains from Macclesfield will take you to Manchester in just 20 minutes, Birmingham in 1 hour 10 minutes and London in 1 hour 40 minutes.

For children of all ages, there is a great choice of Ofsted-rated 'Outstanding' schools.

With so much on your doorstep and plenty more to explore just a short distance away, Silk Rose Place really is the perfect place to call home.

How to find us

Silk Rose Place is located in Macclesfield.
Use postcode **SK11 7WJ**



FROM THE NORTH

- Head south-east on M6
- At junction 19, take the A556 exit to Northwich/Macclesfield/Knutsford
- At Tabley Interchange, take the 3rd exit onto A556
- Turn left onto Northwich Road/A5033
- At the roundabout, take the 3rd exit onto King Edward Road/A50
- Continue to follow A50
- Turn left onto Adams Hill/A537
- At the roundabout, take the 2nd exit onto Chelford Road/A537
- Continue on Ivy Road to Congleton Rd/A536
- At the roundabout, take the 3rd exit onto Ivy Road
- Continue straight onto Ivy Lane
- Turn right onto Congleton Road/A536
- Turn left onto Cloverdale Road
- Cloverdale Road turns slightly right and becomes Moss Lane
- At the roundabout, take the 1st exit and stay on Moss Lane
- Turn right to stay on Moss Lane
- Turn right onto Silk Rose Place

FROM THE SOUTH

- Head north on M6
- At junction 17, take the A534 exit to Sandbach/Congleton
- At the roundabout, take the 3rd exit onto Old Mill Rd, continue to follow A534
- At the roundabout, take the 2nd exit onto Holmes Chapel Rd, continue to follow A34
- At the roundabout, take the 2nd exit onto Clayton Bypass/A34
- At the roundabout, take the 3rd exit and stay on Clayton Bypass, continue to follow A34
- Slight right towards Macclesfield Rd/A536
- Merge to Macclesfield Rd/A536
- Turn right onto Cloverdale Rd
- Cloverdale Rd turns slightly right and becomes Moss Lane
- At the roundabout, take the 1st exit and stay on Moss Lane
- Turn right to stay on Moss Lane
- Turn right onto Silk Rose Place

Sales enquiries

0844 693 3315

salessilkroseplace@ecclestonhomes.co.uk
ecclestonhomes.co.uk



Silk Rose Place

MACCLESFIELD



 **The Parkgate (double garage)**

4 bedroom detached home

 **The Parkgate**

4 bedroom detached home

 **The Hartford**

4 bedroom detached home

 **The Buckley**

4 bedroom detached home

 **The Whalley 2**

4 bedroom detached home

 **The Frodsham**

3 bedroom detached home

 **Affordable Housing**

1,2 & 3 bedroom homes

These particulars are for illustration only. The layout of this plan is not to scale and is an indication only of relative positions of properties. Consequently these particulars should be treated as general guidance only and cannot be relied on as accurately describing any of the Specific Matters prescribed by any Order under the Consumer Protection From Unfair Trading Regulations 2008. Nor do they constitute a contract or part of a contract. Please ensure that you check with the Sales Consultant on the development for specific plot details.

Specification

SILK ROSE PLACE, MACCLESFIELD.

Kitchens

- A choice of kitchen units and worktops (choice subject to build programme)
- Bosch stainless steel single multifunctional electric oven
- Bosch stainless steel 4 ring hob
- Stainless steel chimney-style recirculating hood
- Stainless steel splashback to hob
- Bosch integrated fridge / freezer
- 80mm co-ordinating worktop upstand (choice subject to build programme)
- One and half bowl sink and top lever tap to kitchen (choice subject to build programme)
- Stainless steel single bowl and tap to utility (where applicable)
- Plumbing to washing machine
- Cutlery tray
- Soft closers to all units and drawers

Bathrooms and ensuites

- White contemporary sanitaryware by Villeroy & Boch
- Chrome towel radiators to bathroom and ensuites
- Chrome brassware by Vado
- Electric shaver point to bathroom and ensuite
- Choice of ceramic wall tiles by 'Porcelanosa' (choice subject to build programme)
- Extent of tiling to be: splash-backs above hand-basins in WCs, half-height ceramic tiling to walls receiving sanitaryware, and full-height ceramic tiling to shower enclosures (where applicable). Choice of two co-ordinating 'Porcelanosa' wall tiles in main bathrooms and ensuites to create feature walls. The feature wall is indicated on wall tile drawings
- Vado thermostatic shower to ensuite

Electrical

- Sky+HD TV aerial point contained within media plate to lounge and family rooms with wiring to loft space (system to be completed by contacting SKY direct)
- Digital TV aerial point contained within media plate to lounge and family room wired to aerial in loft space
- Digital TV aerial point to master bedroom wired to aerial in loft space
- BT socket to lounge contained within media plate
- BT socket to master bedroom

General

- UPVC double-glazed windows
- UPVC French patio doors
- Black rainwater pipes and gutters
- Gas central heating two zone system throughout
- Thermostatically controlled radiators to all rooms except where roomstat fitted
- 10-year warranty (NHBC)

Safety and security

- Mains-powered smoke detectors and mains-powered heat detectors
- Window locks to all windows (except upper floor escape windows)
- Multi-point locking systems to front and rear doors

Decoration

- Smooth-finish ceiling painted white
- All internal woodwork painted gloss white
- All internal walls painted white
- Semi-solid internal doors painted gloss white
- Satin chrome-effect internal ironmongery

External

- Front porch light
- Front garden turfed
- Landscaping to approved scheme
- Grey concrete paving to form pathways and patios as shown on external works layout
- Black tarmac drives with grey concrete edgings
- 1.8m screen fencing to rear gardens, including pedestrian timber gate. See external works layout for exact details and locations
- Steel up and over garage doors
- Double socket and light to garage

Options

- A wide range of optional extras are available. Please see Sales Consultant for prices and full range (all subject to build stage).

This specification applies to the following housetypes only: Parkgate double garage, Parkgate, Hartford, Buckley, Whalley 2 and Frodsham.

We operate a policy of continuous product development and individual features such as windows, garages and elevation treatments may vary between individual plots and developments. Homes may be constructed from brick, stone or artificial stone or timber and all room sizes are approximate. Plots may be handed and garages may be single or double. Kitchen and bathroom layouts are indicative and any furniture layout is for illustrative purposes only. Whilst every effort has been made to ensure the information is correct it is designed specifically as a guide and may be subject to change during construction. Consequently, these particulars do not constitute or form any part of the contract. Individual detailed plans and specification are available, please see the Sales Consultant on the development for specific plot details prior to reservation.

We supply products by:

PORCELANOSA



The Frodsham

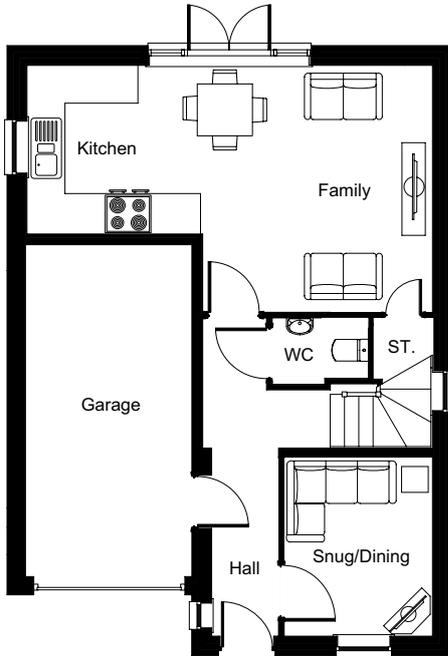
3 BEDROOM
DETACHED HOME



Three bedroom detached home / open kitchen/family area with access to the rear garden through French doors / snug/dining room / three double bedrooms / ensuite to master bedroom / family bathroom / integral garage / exterior Arts & Crafts styling

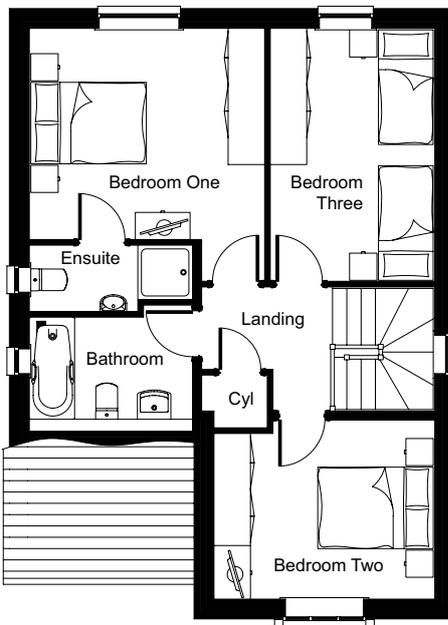
The Frodsham

3 BEDROOM DETACHED HOME • 1070 sq.ft.



Ground Floor

KITCHEN/FAMILY ROOM	6.67m x 4.09m (max) 21' 10" x 13' 5" (max)
SNUG/DINING	2.97m x 2.44m 9' 8" x 8' 0"
WC	1.58m (max) x 1.09m (max) 5' 2" (max) x 3' 7" (max)
GARAGE	5.50m x 2.73m 18' 0" x 8' 11"



First Floor

BEDROOM 1	3.87m x 3.50m 12' 8" x 11' 5"
ENSUITE	2.68m (max) x 1.08m (max) 8' 9" (max) x 3' 6" (max)
BEDROOM 2	3.63m x 2.97m (max) 11' 10" x 9' 8" (max)
BEDROOM 3	4.19m x 2.71m 13' 8" x 8' 10"
BATHROOM	2.68m x 1.84m (max) 8' 9" x 6' 0" (max)

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The Whalley 2

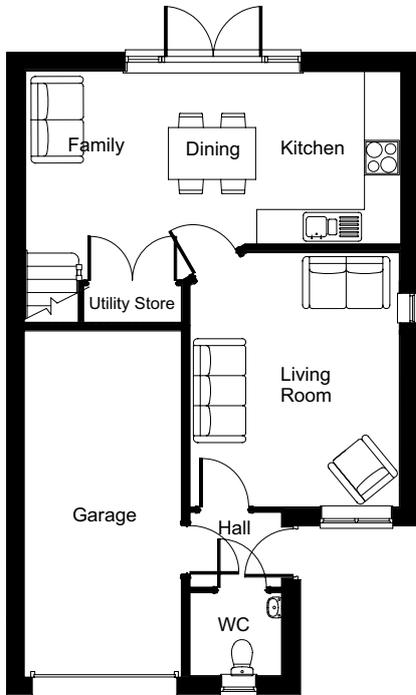
4 BEDROOM
DETACHED HOME



Four bedroom detached home / modern kitchen/dining room with access to the rear garden through French doors / relaxing living room / useful utility store / downstairs cloakroom / four spacious bedrooms / ensuite to master bedroom / family bathroom / integral single garage / exterior Arts & Crafts features

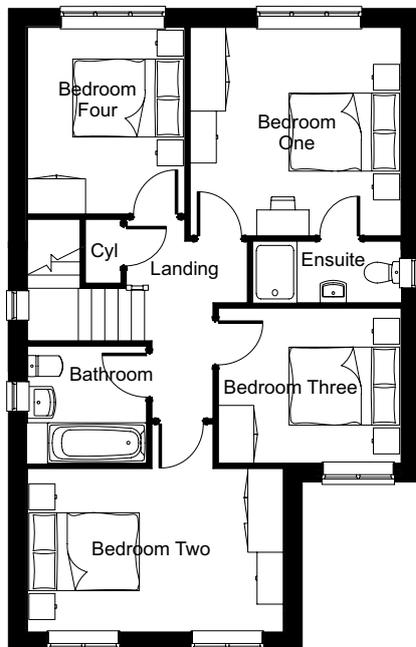
The Whalley 2

4 BEDROOM DETACHED HOME • 1152 sq.ft.



Ground Floor

LIVING ROOM	4.41m (max) x 3.59m (max) 14' 5" (max) x 11' 9" (max)
KITCHEN/DINING	6.42m (max) x 3.62m (max) 21' (max) x 11' 10" (max)
WC	1.57m x 1.44m 5' 1" x 4' 8"
GARAGE	6m (max) x 2.70m 19' 8" (max) x 8' 10"



First Floor

BEDROOM 1	3.62m x 3.61m 11' 10" x 11' 10"
ENSUITE	2.55m (max) x 1.18m (max) 8' 4" (max) x 3' 10" (max)
BEDROOM 2	4.39m x 2.83m 14' 4" x 9' 3"
BEDROOM 3	3.14m x 2.57m 10' 3" x 8' 5"
BEDROOM 4	3.23m x 2.71m 10' 7" x 8' 10"
BATHROOM	2.05m x 2.02m 6' 9" x 6' 7"

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The Buckley

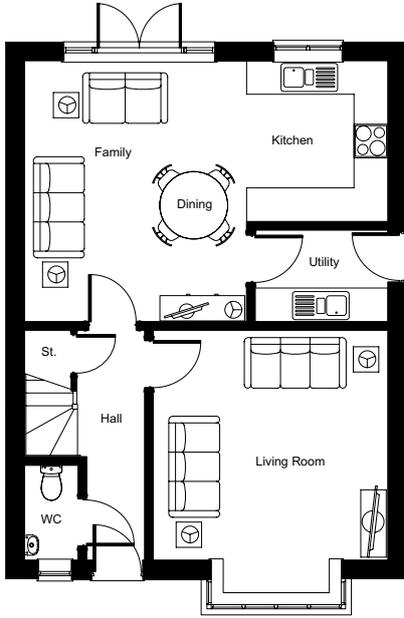
4 BEDROOM
DETACHED HOME



Four bedroom detached home / contemporary kitchen/dining/family room with access to the rear garden through French doors / bay fronted living room / useful utility room / downstairs cloakroom / four spacious bedrooms / ensuite to master bedroom / family bathroom / detached single garage

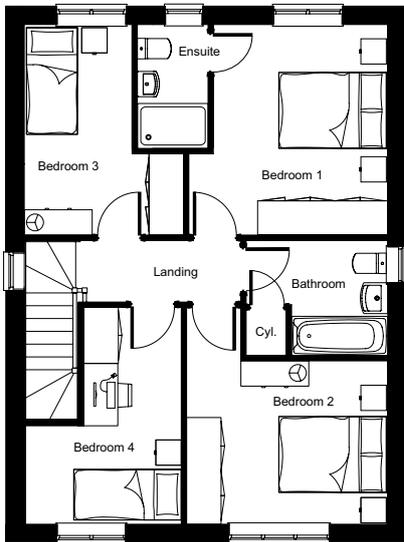
The Buckley

4 BEDROOM DETACHED HOME • 1261 sq.ft.



Ground Floor

LIVING ROOM	4.15m x 4.1m (plus bay) 13' 7" x 13' 5" (plus bay)
KITCHEN/DINING/ FAMILY ROOM	6.42m (max) x 4.65m (max) 21' 1" (max) x 15' 3" (max)
UTILITY ROOM	2.35m x 1.63m 7' 9" x 5' 4"
WC	1.69m x 0.95m 5' 7" x 3' 1"



First Floor

BEDROOM 1	3.75m (max) x 3.51m (max) 12' 3" (max) x 11' 6" (max)
ENSUITE	2.21m (max) x 1.18m (max) 7' 3" (max) x 3' 10" (max)
BEDROOM 2	3.56m x 2.91m 11' 8" x 9' 6"
BEDROOM 3	3.75m (max) x 2.81m (max) 12' 3" (max) x 9' 3" (max)
BEDROOM 4	3.87m (max) x 2.77m (max) 12' 8" (max) x 9' 1" (max)
BATHROOM	2.51m (max) x 2.06m (max) 8' 3" (max) x 6' 9" (max)

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The Hartford

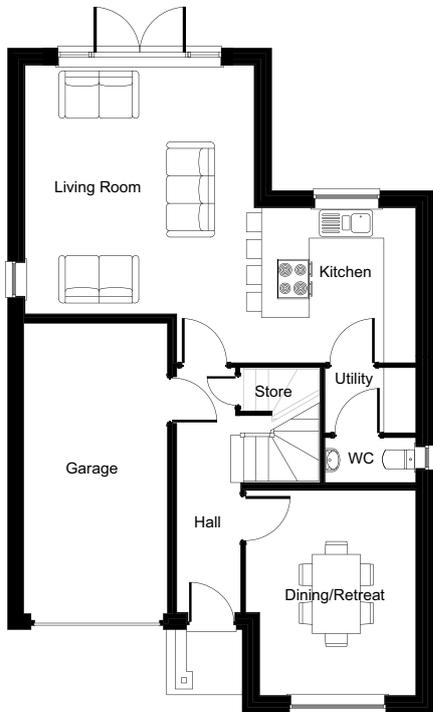
4 BEDROOM
DETACHED HOME



Four bedroom detached home / contemporary lounge/kitchen area / stylish breakfast bar / separate dining room or retreat / French doors leading onto the patio area and garden / useful utility room / four spacious bedrooms / ensuite to master bedroom / family bathroom / integral garage / exterior Arts & Crafts styling

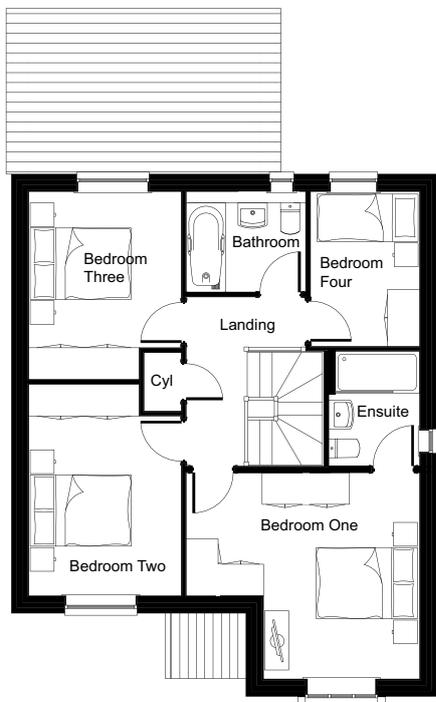
The Hartford

4 BEDROOM DETACHED HOME • 1281 sq.ft.



Ground Floor

LIVING ROOM	4.71m x 4.31m 15' 5" x 14' 1"
DINING ROOM / RETREAT	3.88m x 3.20m (max) 12' 8" x 10' 6" (max)
KITCHEN	3.04m x 2.94m 9' 11" x 9' 7"
UTILITY ROOM	1.71m x 1.24m 5' 7" x 4' 0"
WC	1.71m x 0.85m 5' 7" x 2' 9"
GARAGE	5.50m x 2.70m 18' 0" x 8' 10"



First Floor

BEDROOM 1	4.39m (max) x 3.91m (max) 14' 4" (max) x 12' 9" (max)
ENSUITE	2.17m x 1.71m 7' 1" x 5' 7"
BEDROOM 2	4.01m (max) x 2.87m (max) 13' 1" (max) x 9' 5" (max)
BEDROOM 3	3.56m (max) x 2.87m (max) 11' 8" (max) x 9' 5" (max)
BEDROOM 4	2.94m x 2.05m 9' 8" x 6' 9"
BATHROOM	2.25m x 1.91m (max) 7' 4" x 6' 3" (max)

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The Parkgate

4 BEDROOM
DETACHED HOME



Four bedroom detached home / large contemporary kitchen/dining/family room with access to the rear garden through French doors / stylish breakfast area / separate bay fronted living room / useful utility room / downstairs cloakroom / four spacious bedrooms / ensuites to both the master and second bedroom / family bathroom / ample storage / integral garage / exterior Arts & Crafts styling


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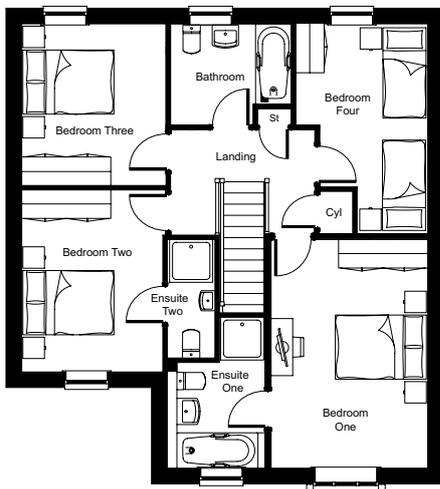
The Parkgate

4 BEDROOM DETACHED HOME • 1567 sq.ft.



Ground Floor

LIVING ROOM	4.19m (plus bay) x 3.24m 13' 8" (plus bay) x 10' 7"
FAMILY/ DINING ROOM	5.35m (max) x 5.00m (max) 17' 6" x 16' 4"
KITCHEN/BREAKFAST	4.85m x 2.80m 15' 10" x 9' 2"
UTILITY ROOM	2.43m x 1.45m 7' 11" x 4' 9"
WC	1.87m x 0.85m 6' 1" x 2' 9"
GARAGE	6.00m x 3.00m (max) 19' 8" x 9' 10" (max)



First Floor

BEDROOM 1	4.79m x 3.25m 15' 8" x 10' 7"
ENSUITE 1	2.22m x 2.04m (max) 7' 3" x 6' 8"
BEDROOM 2	3.83m x 2.95m 12' 6" x 9' 8"
ENSUITE 2	2.49m x 1.00m 8' 2" x 3' 3"
BEDROOM 3	3.40m x 3.03m 11' 1" x 9' 11"
BEDROOM 4	4.40m (max) x 2.77m (max) 14' 5" (max) x 9' 1" (max)
BATHROOM	2.52m x 2.13m 8' 3" x 6' 11"

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Reservation Process

Reserving your new Eccleston home

You've found your dream Eccleston home! So what happens next?

1. Mortgage in Principle

In order to reserve your new home, you'll need a Mortgage in Principle, or Decision in Principle (DIP) from your mortgage provider. Based on basic info such as your income and outgoings, your lender will provide you with a certificate or statement that confirms 'in principle' the amount of money they will lend you.

If you need help sorting a Mortgage in Principle we have access to independent new homes mortgage specialists who are able to provide you with free advice on the range of new homes mortgages available. Please ask your Sales Consultant for further details.

2. Proof of identity

As you're undertaking a financial transaction with us, we'll need to see a copy of your passport (for non-UK citizens also a copy of a valid visa) plus proof of your address – this could be from a recent utility bill or driving license. Your Sales Consultant can provide you with a list of all acceptable forms of proof of address.

3. Reservation fee

We ask for £1000 reservation fee to secure your new home. If you're purchasing using the Help to Buy scheme, it's just £500. The reservation fee forms part of the overall price of the property and is credited upon Legal Completion.

4. Reservation meeting

To secure your new Eccleston home, we will set up a reservation meeting. It gives us the opportunity to take you through your reservation paperwork, share the technical drawings and run through the finer details about your new home and the buying process. And of course, the most exciting bit, you can sign your formal reservation confirmation documents meaning your dream Eccleston home is off the market! Please allow at least an hour for this meeting, this gives you time to ask any questions you may have too.

If you have any questions about the reservation process please talk to your Sales Consultant.

Talk to your Sales Consultant for more info.



Help to Buy

Did you know you can buy your new home with only a 5% deposit?*



At Eccleston Homes, we believe that when you find your dream home, you want the dream to become a reality as soon as possible. That's why the Government's Help to Buy scheme is such a good idea. The scheme is open to first-time buyers and existing homeowners who are looking to move into a new build property.



Simply save a 5% deposit and the Government will lend you up to an additional 20%.

That means you'll have a 75% mortgage and own 100% of your home!

Even better, whether you're a first time buyer or an existing homeowner, you can still take advantage of this fantastic scheme.

Save a 5% deposit.

TICK

Help to buy loan of 20%.

TICK

Arrange a 75% mortgage.

TICK

That's it. You'll be in your Eccleston dream home in just 3 ticks.

Talk to your Sales Consultant for more info.

*Terms and conditions apply

Easy Move

Selling your house and buying your dream Eccleston home just got easier.

Say goodbye to estate agent fees, with Easy Move you can move in five easy steps*. And the fees are on us!

1. Choose your new Eccleston home
2. We'll arrange for an independent estate agent to value your current home
3. We agree a sale price and our sales team market your home for an agreed period
4. When your home is sold you can reserve your new Eccleston home
5. When you move into your Eccleston home we will pay all your estate agents fees.

It really is as easy as that!



Free *valuation*
of your current home.

Expert *assistance*
to help sell your home.

No estate agent *fees*

Talk to your Sales Consultant for more info.

*Terms and conditions apply


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Part Exchange

We will pay the market value for your home

Buy your new Eccleston home using our Part Exchange scheme and say goodbye to chains, time wasters and estate agent fees*.



1. Choose your new Eccleston home
2. We arrange for independent valuations to be carried out and agree a cash offer for your existing home
3. Stay in your existing home until your new home is built
4. Once your new Eccleston home is completed, simply move in!



No chains

No timewasters

No estate agent fees

Talk to your Sales Consultant for more info.

*Terms and conditions apply

Customer Care



Customer Care Commitment

When you buy your Eccleston home you can be confident that your new home has benefited from a wealth of building knowledge and experience. And, as members of the National House Building Council (NHBC), the UK's leading home warranty and insurance provider, you'll benefit from their expertise too.

Consumer Code

The Consumer Code for Home Builders is an industry led scheme which gives protection and rights to purchasers of new homes. As members you can be assured that you're going to be treated fairly and be fully informed about your purchase at every stage of the home-buying process – whether it's pre-contract, at exchange of contract or during occupation.

Buildmark

When you purchase an Eccleston home you are covered by our two-year warranty, so should you find that your house has any defects that aren't due to general wear and tear or maintenance issues in this time, we promise to get it sorted for you.

After the first two years you're covered by Buildmark, the NHBC's insurance scheme, for a maximum of 10 years after you move into your new home.



Registered



Customer Care

Customer Care Commitment

To make sure every part of your move goes smoothly, our **Customer Care Plan** outlines our continued commitment to you, before, during and after the purchase of your new home.

We are dedicated to providing an excellent customer experience and all our policies and procedures are designed to ensure we meet all of the commitments outlined below.



We will:

- ✓ Make sure you know who to contact at each stage of the purchase
- ✓ Deal effectively with all your questions
- ✓ Provide you with all the relevant choices and options that may affect your decision
- ✓ Provide you with health and safety advice to reduce the risk of danger both to you and your family on site while your property is being built and when in your new home
- ✓ Ensure all our marketing and advertising is clear and accurate
- ✓ Ensure our contract-of-sale terms and conditions are clear and fair
- ✓ Inform you of your cancellation rights
- ✓ Give you reliable information about our warranty provider's cover and any other guarantees from which you may benefit
- ✓ Explain how we protect your deposit and how we deal with any other pre-payments
- ✓ Give you reliable information about the timing of construction, legal completion and handover of your new home.

Once a completion date is set we will:

- ✓ Ensure that the transfer of ownership takes place as scheduled
- ✓ Demonstrate the functions and features of your new home at a pre-arranged time
- ✓ For a two year period from the purchase of your new home, provide after-sales care, customer services and emergency services. We will also ensure you are aware of all the support we can offer you.

Our customer commitments do not affect your statutory rights.

Options



Flooring

Our wide range of beautiful and hardwearing flooring can be used throughout your new home, from kitchens and bathrooms, to halls and family areas. If choosing carpets from Eccleston Homes, we'll also cut down your internal doors (included in our cost!).

Lighting

Make a statement inside and out by personalising your lighting. We have a variety of downlights, dimmers, external up/down ambient lights, soffit lights and security lighting options available.

Fitted wardrobes

Don't forget to give your clothes a new home too, with our selection of fitted wardrobes and stylish storage options.



Kitchen upgrades

Love cooking? Give your kitchen added wow factor with a statement worktop and your choice of oven and hob upgrades.

Fireplaces

Create the perfect focal point and make your living room warm and cosy by selecting from our range of fireplaces.

Garden additions

Make the most of your outdoor space with additional paved areas, perfect for dining al fresco.

Our Options service allows you to truly personalise your new home before you move in. You can choose from a wide range of interior and exterior finishes that will transform your dream home into a reality and best of all, many items are VAT free.

The Details



The flooring

With flooring available from Porcelanosa and Amtico you have the freedom to switch up your style from room to room. If you fancy something a little softer underfoot we also have a range of fitted carpets, with different grades available, in all the latest colour ranges, so you can make sure your home is ready for move in day.

The bedroom

Transform your bedroom into a boudoir with the help of our preferred supplier, Hammonds. They offer everything from drawers to dressing tables, plus stylish storage solutions and hanging options to suit your needs.



The lighting

Make a statement inside and out by personalising your lighting. We have a variety of downlights, dimmers, external up/down ambient lights, soffit lights and security lighting options available.



The kitchen

And don't forget, the heart of the home, the kitchen. Our options will allow you to create the kitchen of your dreams as we can offer an array of upgraded doors, plus ovens, hobs and extractor fans to suit your style. We even have a stunning range of quartz or KRION worktops plus a selection of sinks, kettle taps, wine coolers, warming drawers and coffee machines all available to give your home the wow factor.

