



All the
Qualities
you're looking for
in a new home



DORBCREST *Homes*

A move in the right direction

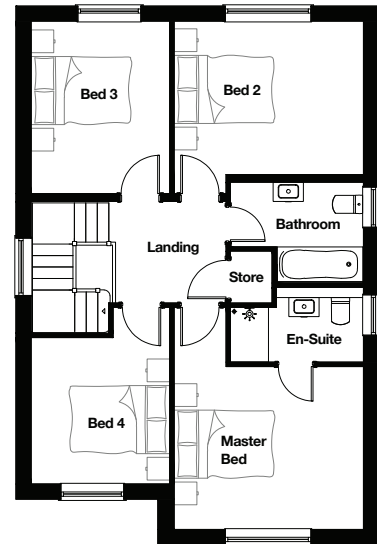
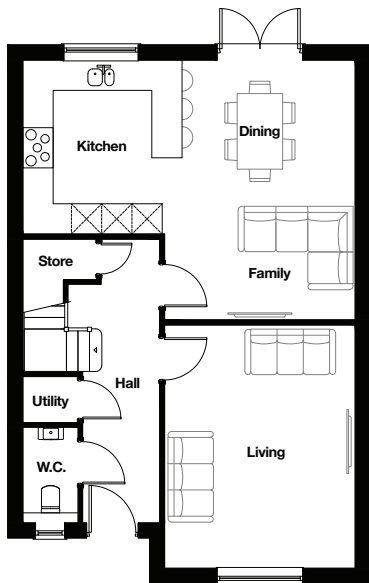


COTTAGE GARDENS
~ PHASE 2 ~

- **THE RIBCHESTER**
4 Bedroom Detached Home
- **THE NORWOOD**
3 Bedroom Detached Home
- **THE BEELEY**
4 Bedroom Detached Home
- **THE FAIRHURST**
4 Bedroom Detached Home
- **THE REDFEARN**
4 Bedroom Detached Home
- **THE NEWBY**
4 Bedroom Detached Home

THE BEELEY

4 BEDROOM DETACHED HOME



GROUND FLOOR

Living	3.725m x 4.775m	12' 3" x 15' 8"
Kitchen / Dining / Family	6.540m* x 5.100m*	21' 5" * x 16' 9" *
W.C.	1.070m x 1.870m	3' 6" x 6' 2"
Utility	1.070m x 0.915m	3' 6" x 3' 0"

FIRST FLOOR

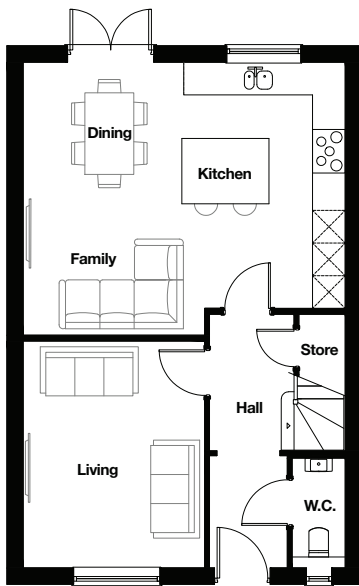
Master Bedroom	3.725m x 4.375m*	12' 3" x 14' 4" *
En-Suite	2.610m* x 1.480m*	8' 7" * x 4' 10" *
Bedroom 2	3.725m x 3.395m*	12' 3" x 11' 2" *
Bedroom 3	2.720m x 3.395m	8' 11" x 11' 2"
Bedroom 4	2.720m x 3.475m*	8' 11" x 11' 5" *
Bathroom	2.610m* x 1.995m*	8' 7" * x 6' 7" *

* Denotes maximum dimension

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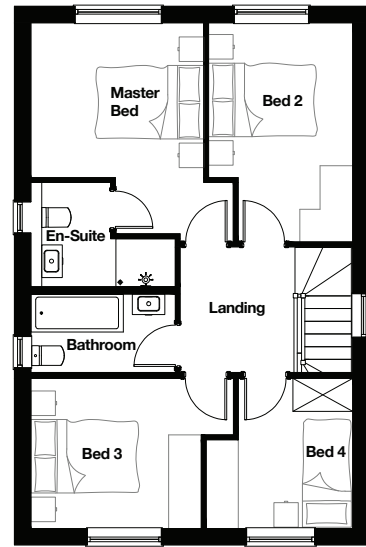
THE FAIRHURST

4 BEDROOM DETACHED HOME



GROUND FLOOR

Living	3.305m	x	4.140m	10' 10"	x	13' 7"
Kitchen / Dining / Family	5.865m	x	4.985m*	19' 3"	x	16' 4" *
W.C.	0.950m	x	1.990m	3' 1"	x	6' 6"



FIRST FLOOR

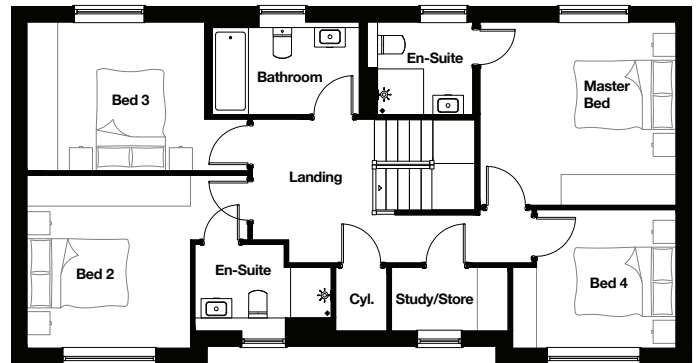
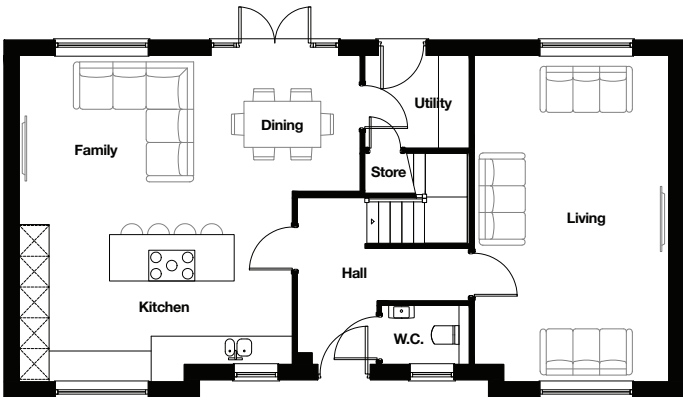
Master Bedroom	3.690m*	x	4.000m*	12' 1" *	x	13' 1" *
En-Suite	2.630m*	x	1.915m	8' 8" *	x	6' 3"
Bedroom 2	2.625m*	x	4.000m	8' 7" *	x	13' 1"
Bedroom 3	3.695m*	x	2.730m	12' 1" *	x	8' 11"
Bedroom 4	2.665m*	x	2.730m	8' 9" *	x	8' 11"
Bathroom	2.630m	x	1.440m	8' 8"	x	4' 9"

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THE NEWBY

4 BEDROOM DETACHED HOME



GROUND FLOOR

Living	3.740m	x	6.315m*	12' 3"	x	20' 9" *
Kitchen / Dining / Family	6.620m*	x	6.315m*	21' 9" *	x	20' 9" *
Utility	2.015m	x	1.780m	6' 7"	x	5' 10"
W.C.	1.680m	x	1.125m	5' 6"	x	3' 8"

FIRST FLOOR

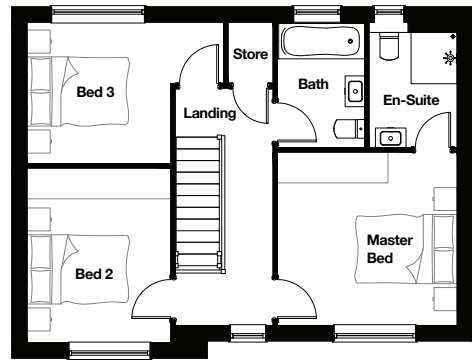
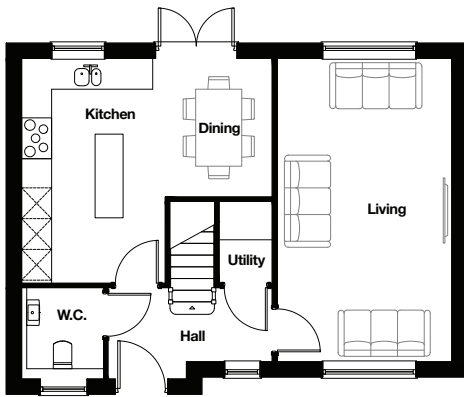
Master Bedroom	3.800m	x	3.550m	12' 6"	x	11' 8"
En-Suite	2.055m*	x	1.780m	6' 9" *	x	5' 10"
Bedroom 2	4.285m*	x	3.345m	14' 1" *	x	11' 0"
En-Suite	2.655m*	x	1.660m*	8' 9" *	x	5' 5" *
Bedroom 3	4.285m*	x	2.875m	14' 1" *	x	9' 5"
Bedroom 4	3.165m*	x	2.675m	10' 5" *	x	8' 9"
Study / Store	2.270m	x	1.210m	7' 5"	x	4' 0"
Bathroom	2.860m	x	1.780m	9' 5"	x	5' 10"

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THE NORWOOD

3 BEDROOM DETACHED HOME



GROUND FLOOR

Living	3.350m	x	5.865m	11' 0"	x	19' 3"
Kitchen / Dining	4.840m*	x	4.355m*	15' 11" *	x	14' 3" *
W.C.	1.570m	x	1.755m	5' 2"	x	5' 9"
Utility	1.010m	x	1.595m	3' 4"	x	5' 3"

FIRST FLOOR

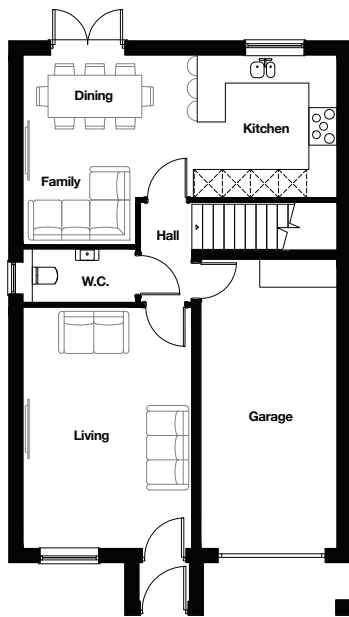
Master Bedroom	3.480m	x	3.355m	11' 5"	x	11' 0"
En-Suite	1.690m	x	2.415m	5' 7"	x	7' 11"
Bedroom 2	2.775m	x	3.380m	9' 1"	x	11' 1"
Bedroom 3	3.805m*	x	2.730m	12' 6" *	x	8' 11"
Bathroom	1.700m	x	2.415m	5' 7"	x	7' 11"

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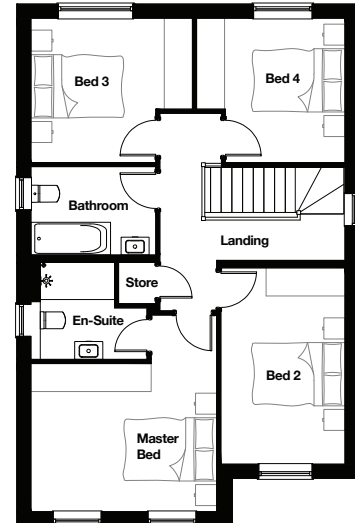
THE REDFEARN

4 BEDROOM DETACHED HOME



GROUND FLOOR

Living	3.550m	x	5.100m	11' 8"	x	16' 9"
Kitchen / Dining / Family	6.650m	x	4.020m*	21' 10"	x	13' 2" *
W.C.	2.355m	x	1.115m	7' 9"	x	3' 8"
Garage	2.905m	x	6.170m	9' 6"	x	20' 3"



FIRST FLOOR

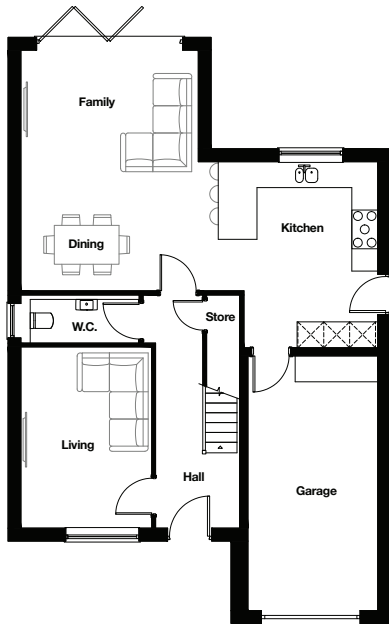
Master Bedroom	3.940m	x	4.170m*	12' 11"	x	13' 8" *
En-Suite	2.455m*	x	2.065m*	8' 1" *	x	6' 9" *
Bedroom 2	2.620m	x	4.160m	8' 7"	x	13' 8"
Bedroom 3	3.420m*	x	3.055m	11' 3"	x	10' 0"
Bedroom 4	3.140m*	x	3.055m	10' 4" *	x	10' 0"
Bathroom	2.640m	x	1.885m	8' 8"	x	6' 2"

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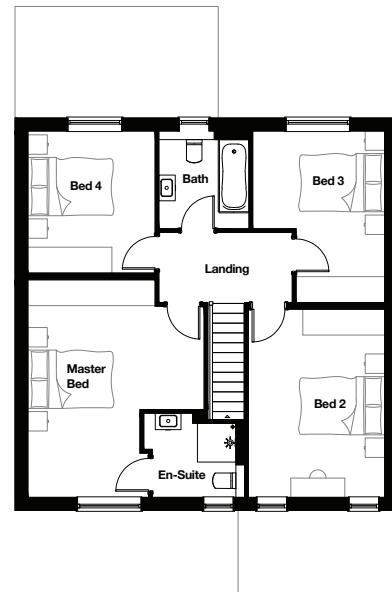
THE RIBCHESTER

4 BEDROOM DETACHED HOME



GROUND FLOOR

Living	3.010m	x	4.180m	9' 11"	x	13' 9"
Kitchen / Dining / Family	8.225m*	x	6.850m*	27' 0"*	x	22' 6"*
W.C.	2.720m	x	1.090m	8' 11"	x	3' 7"
Garage	3.010m	x	5.905m	9' 11"	x	19' 4"



FIRST FLOOR

Master Bedroom	4.060m*	x	5.025m*	13' 4"*	x	16' 6"*
En-Suite	2.335m*	x	1.925m*	7' 8"*	x	6' 4"*
Bedroom 2	3.135m	x	4.340m	10' 3"	x	14' 3"
Bedroom 3	3.035m*	x	3.955m*	9' 11"*	x	13' 0"*
Bedroom 4	2.925m	x	3.270m	9' 7"	x	10' 9"
Bathroom	2.090m	x	2.240m	6' 10"	x	7' 4"

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DEVELOPMENT SPECIFICATION

KITCHEN

- A selection of kitchen units and handles.
- Post formed worktop and upstand.
- Soft closure on unit drawers and doors.
- Glass splash back in a range of colours.
- Chrome tap with Blanco sink in a range of colours.
- SIEMENS single electric oven and combi oven/microwave with accessory drawer.
- SIEMENS induction hob and extractor fan.
- SIEMENS fully integrated 70/30 frost free fridge freezer.
- BOSCH integrated dishwasher.
- Spotlights to kitchen area.
- Cutlery tray insert.
- Space for washer/dryer.
- CDA 300mm wine cooler.

ELECTRICAL

- SKY point to lounge on media plate, along with digital TV aerial point and two double sockets. Wiring to loft only - purchaser is responsible to install an aerial.
- Access to Superfast Broadband (*Infrastructure by Openreach. Subscription to Broadband services required*).
- Hard wired Ethernet and Digital TV points to living, family (plot specific), master bedroom and bedroom 2, hardwired back to incoming fibre location.
- Wiring only and interior switch for light fitting to front and rear of property.
- Electric doorbell to front of property.
- ROLECEV / QUBEV smart electric vehicle charger.
- Electric fuse spur for electric fire to lounge.
- Light to loft.
- Double sockets with USB to lounge, family, kitchen and all bedrooms.
- Generous number of double power sockets throughout the property.

BATHROOM

- Hidden cistern back to wall toilet to most bathrooms. (*See Sales Advisor for plot specific details*)
- White ROCA sanitaryware throughout.
- Contemporary brassware by ROCA.
- Mirror with built in LED light above two drawer basin vanity unit with soft close drawers by ROCA to main bathroom and ensuite bathroom to specific plots (*see working drawing for details*).
- Basin vanity unit to WC.
- Chrome towel radiators to main bathroom and ensuite where applicable.
- Half height PORCELANOSA ceramic wall tiles to pottery walls in WC, ensuite and bathroom. Fully tiled over bath and in shower enclosures.
- Shaver socket to ensuite.
- Gas mains fed rain shower to shower cubicle.
- Gas mains fed thermostatic shower over bath in main family bathroom with glass shower screen.

DECORATION

- Internal walls painted throughout with white emulsion.
- Internal woodwork painted white gloss.
- White staircase with oak handrail.
- Smooth finish plastered ceilings painted white.
- Internal cottage style doors painted white gloss.
- Chrome ironmongery.
- Ironmongery with privacy lock to WC and bathrooms.

SAFETY AND SECURITY

- Texecom intruder alarm with door sensors, P.I.R. points and keypad with optional zone settings. Option to upgrade to phone app.
- Multi point locking system to front and rear doors.
- Mains powered smoke detectors.
- Electrical consumer unit.
- Window locks to all windows (*except upper floor escape windows*).

GENERAL

- U.P.V.C. double glazed windows in white.
- U.P.V.C. black rainwater goods.
- Combi Gas central heating boiler (*except for plot 5*) with dual zone and thermostatically controlled radiators where appropriate. Plot 5 has a traditional gas central heating system with water storage tank.
- Full cavity wall insulation.
- 450mm loft insulation.
- 10-year N.H.B.C. Buildmark warranty.
- 2-year DORBCREST HOMES warranty.
- Gas point for balanced flue gas fire.
- MVHR – Mechanical Ventilation with Heat Recovery.
- Photovoltaic solar panels (*in roof type*).

EXTERNAL

- ROCKDOOR Ultimate range finished in black externally /white internally.
- Turf to front and rear gardens.
- Landscaping in accordance to development plan.
- 1.8 metre high timber fencing to all three sides of garden.
- Privacy gate to side of property with bolt and latch.
- Black tarmac driveway to garage with pathway access to front door.
- Dark grey concrete roof tiles with dry ridge/verge.
- Traditional external brickwork/blockwork.
- York stone effect flagged path & patio area.
- Outside tap.

Please Note: We have a wide range of extras and upgrades available as optional extras. Availability and pricing is subject to build stage. Please enquire with our sales advisor for further details. The incorporation of elements of the specification are subject to the build stage of the property. Selected elements of specification are only applicable to certain house type designs.
www.dorbcresthomes.co.uk



Homes for people who simply **don't** want to **compromise**

As a family run, local housebuilder we've learnt that true value is in the fine detail. In the past, choosing a new home often involved a little give and take. When you buy a new home from Dorbcrest Homes however, you don't have to make those choices, because when we build a house or an apartment, we don't build in compromise; we build in all the qualities you're looking for in a new home.



Designed with you in mind

Fashion, as they say, is temporary. True design makes a statement forever.

Nowhere is this more evident than in a Dorbcrest home. For over thirty years now we've been building homes not to the whim of the 'next big thing' but to the careful and considered plans of Architects and Interior Designers who think and work in terms of decades.

The result is a portfolio of homes that mix timeless design values with contemporary style whose look and feel will never date.



Desirability by design

Every new Dorbcrest home is built to make life easier for you.

Sensibly placed doors allow a natural flow of light through your home and designer fixtures and fittings ensure luxury and comfort throughout.

They seem like little things and, because they work so well, you probably won't even notice them. But they're the perfect example of the kind of small considerations which give your home comfort and desirability like no other.



Workmanship that lasts and lasts

You'll find that housebuilders often brag about their homes 'lasting a lifetime'...

The way we look at it, with a family growing up under one roof, a house should be good for your lifetime. That's why we take particular care with the standard of materials we use in our developments, and the standard of the designers, builders and workmen we employ. They put as much pride into building a new house as you will in making it the perfect home. And this incredible care and attention to detail is on display everywhere you look in any new Dorbcrest Home.



Quality and performance

We want you to be happy with your new home for as long as you stay there.

That could be many years, so you'll find we've planned for the long run in kitchens and kitchen appliances that are robust, reliable and practical. In bathrooms and shower cubicles that remain stylish, scratch free and 'fit for purpose'. And in floors, floorcoverings, skirting boards and even furnishings that can take the knocks of everyday life.



The Dorbcrest Difference

Quality in every last detail...

Being true to that ideal means more than simply building the best quality homes in the best possible locations. It means making sure that whenever you need us, we're there with the very best help and advice. That's why we're full of ideas to make the path to the door of your new Dorbcrest home a little smoother. For example, our Part Exchange and Make a Move schemes take the hassle and headaches out of buying and selling.

It's also why, when you've got a question with your new home, you can talk to a member of our qualified team whose job it is to make sure your enquiry is dealt with promptly and professionally, every time.

The way we look at it, you're a Dorbcrest customer from your first enquiry to settling into your brand new home. So we'll make sure you get the full Dorbcrest service from start to finish.



www.dorbcresthomes.co.uk

DORBCREST *Homes*

A move in the right direction

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