HEATHLANDS CHASE

HOOK

Croudace
HOMES.CO.UK

5 STAR AWARD WINNING HOME BUILDER

Croudace Homes is delighted to have been awarded an HBF 5 Star Home Builder Customer Satisfaction Award for the seventh year running. More than 9 out of 10 of our customers would recommend our homes to their friends.

HEATHLANDS CHASE

HOOK

Heathlands Chase, Phase 1 at Green Hart Park, is a collection of 2, 3, 4 & 5 bedroom homes in a community designed to enhance the natural environment and encourage active lifestyles.

A WARM WELCOME

We pride ourselves in providing you with the expert help and advice you may need at all stages of buying a new home to enable you to bring that dream within your reach.

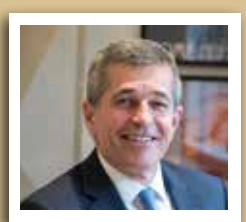
We actively seek regular feedback from our customers once they have moved into a Croudace home and use this information, alongside our own research into lifestyle changes, to constantly improve our designs.

Environmental aspects are considered both during the construction process and when new homes are in use and are of ever increasing importance. Our homes are designed both to reduce energy demands and minimise their impact on their surroundings.

Croudace recognise that the quality of the new homes we build is of vital importance to our customers. Our uncompromising commitment to quality extends to the first class service we offer customers when they have moved in and we have an experienced team dedicated to this task.

We are proud of our excellent ratings in independent customer satisfaction surveys which place us amongst the top echelon in the house building industry.

Buying a new home is a big decision. I hope you decide to buy a Croudace home and that you have many happy years living in it.



Russell Denness,
Group Chief Executive

GENERAL DEVELOPMENT LAYOUT

Each home within Green Hart Park is considered in design, generous in proportion and gives peace of mind with the distinctive high quality specification and service offered by a Croudace built home.

Affordable Housing Car Port

THE SHELDON
5 BEDROOM HOME
PLOTS 4, 30 & 33

THE NORTHALL
4 BEDROOM HOME
PLOTS 13 & 40

THE LEICESTER
4 BEDROOM HOME
PLOTS 1, 12, 20, 39 & 56

THE BRAMLEY
4 BEDROOM HOME
PLOTS 34, 35, 36, 37 & 38

THE RICHMOND
3 BEDROOM HOME
PLOTS 7, 14 & 54

THE MELBURY
3 BEDROOM HOME
PLOTS 23, 24 & 46

THE ROSEBERY
3 BEDROOM HOME
PLOTS 3 & 21

THE HAMILTON
3 BEDROOM HOME
PLOT 48

THE CLEVEDON
3 BEDROOM HOME
PLOT 47

THE WICKFORD
2 BEDROOM HOME
PLOT 55

THE CARLTON
2 BEDROOM HOME
PLOTS 2, 5, 6, 22, 31, 32 & 49

THE SHELDON

5 BEDROOM HOME WITH DOUBLE STUDIO GARAGE

KITCHEN & APPLIANCES

- High quality furniture with soft close storage, workspace and island
- Silestone worktops with splashback to Kitchen only
- Laminate worktops with up-stand to Utility
- Stainless steel double electric oven with 5 gas burner hob
- Chimney extractor hood
- Integrated Microwave
- Double Integrated Fridge/Freezer
- Integrated Dishwasher
- LED under-cabinet lighting
- Ceramic floor tiles

BATHROOM, EN SUITES & CLOAKROOM

- White sanitaryware and chrome fittings
- Ceramic wall tiles
- Fitted furniture to Bathroom, En Suites and Cloakroom
- Bath screen with thermostatic bath/shower mixer
- Shower enclosure with thermostatic digital shower including drench head and adjustable head/rail to En Suite 1

DECORATION & JOINERY

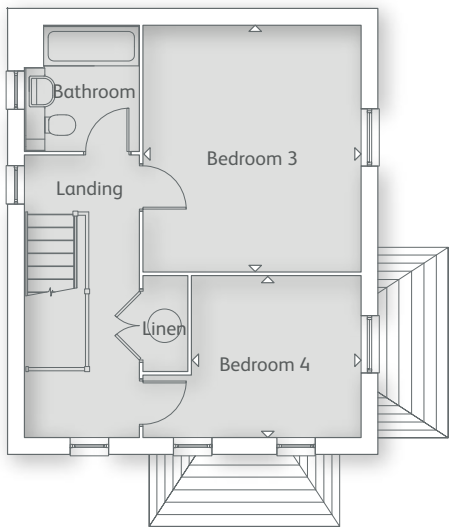
- Volute handrail to entrance hall
- Pencil rounded white painted skirtings and architraves
- Vertical 5 panel moulded internal doors
- Built-in wardrobes to Master Bedroom
- Built-in wardrobe to Bedroom 2
- Fireplace surround to Living Room

EXTERNAL FEATURE

- Automatic garage door opener
- PV Panels (Plots 4 and 33 only)
- Waterproof power socket (subject to layout)
- Honeywell wireless doorbell
- External light by front door

SECURITY & COMFORT

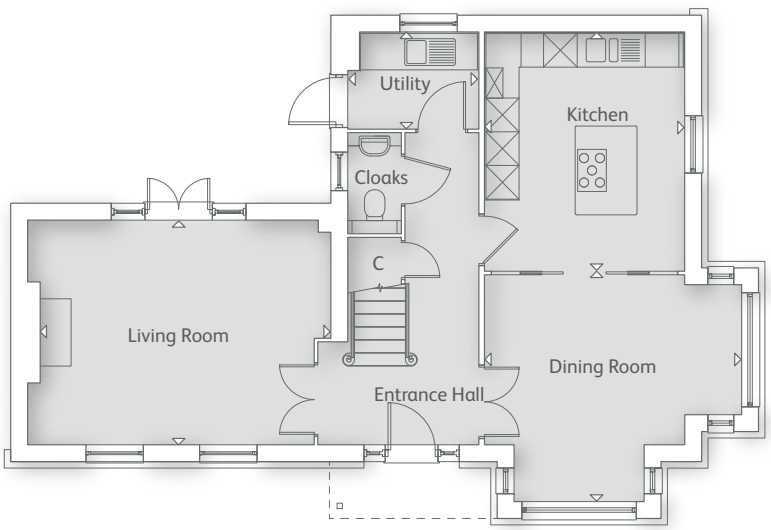
- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Intruder alarm system
- Mains smoke and carbon monoxide alarms
- Hardwood front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†
- LED downlighting to Hall, Landing, Kitchen, Utility, Bathroom and En Suites
- Satellite dish provided and wired for Sky Q to Living Room (subscription required)
- TV point to Living Room, Kitchen, Dining Room and all bedrooms
- Cat 6 Home Network points to Living Room, Master Bedroom and smallest bedroom

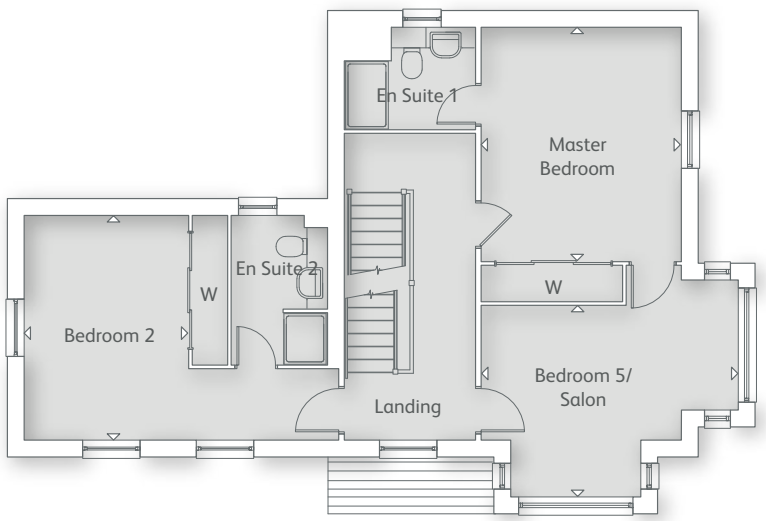


SECOND FLOOR

Bedroom 3
3.83m x 4.34m 12' 6" x 14' 2"

Bedroom 4
2.96m x 2.83m 9' 8" x 9' 3"





GROUND FLOOR

Kitchen
3.51m x 4.20m 11' 6" x 13' 9"

Dining Room
4.52m x 3.99m 14' 9" x 13' 1"

Living Room
5.34m x 3.94m 17' 6" x 12' 11"

Utility
2.28m x 1.67m 7' 5" x 5' 5"

FIRST FLOOR

Master Bedroom
3.51m x 4.11m 11' 6" x 13' 5"

Bedroom 2
2.87m x 3.94m 9' 5" x 12' 11"

Bedroom 5/Salon
4.51m x 3.35m 14' 9" x 10' 11"

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. †Where applicable/practicable. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.

THE NORTHALL

4 BEDROOM HOME WITH DOUBLE STUDIO GARAGE

KITCHEN & APPLIANCES

- High quality furniture with soft close storage, workspace and island
- Silestone worktops with splashback to Kitchen only
- Laminate worktops with up-stand to Utility
- Stainless steel double electric oven with 5 gas burner hob
- Chimney extractor hood
- Integrated Microwave
- Double Integrated Fridge/Freezer
- Integrated Dishwasher
- LED under-cabinet lighting
- Ceramic floor tiles

BATHROOM, EN SUITE & CLOAKROOM

- White sanitaryware and chrome fittings
- Ceramic wall tiles
- Fitted furniture to Bathroom, En Suites and Cloakroom
- Bath screen with thermostatic bath/shower mixer
- Shower enclosure with thermostatic digital shower including drench head and adjustable head/rail to En Suite

DECORATION & JOINERY

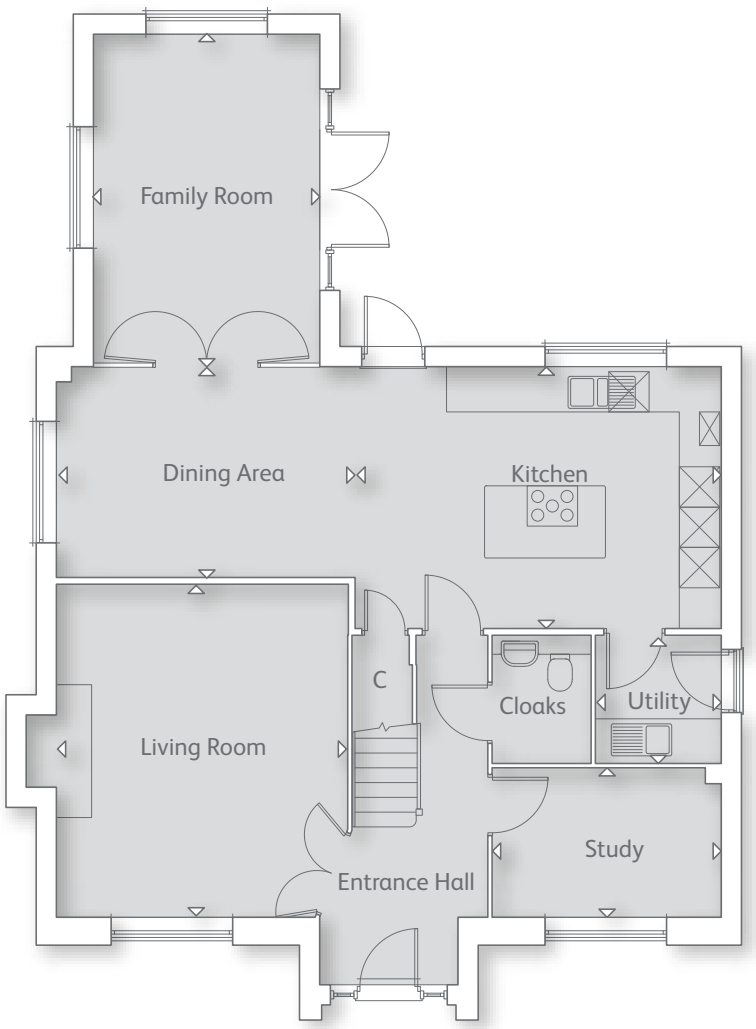
- Volute handrail to entrance hall
- Pencil rounded white painted skirtings and architraves
- Vertical 5 panel moulded internal doors
- Built-in wardrobes to Master Bedroom
- Built-in wardrobe to Bedroom 2
- Fireplace surround to Living Room

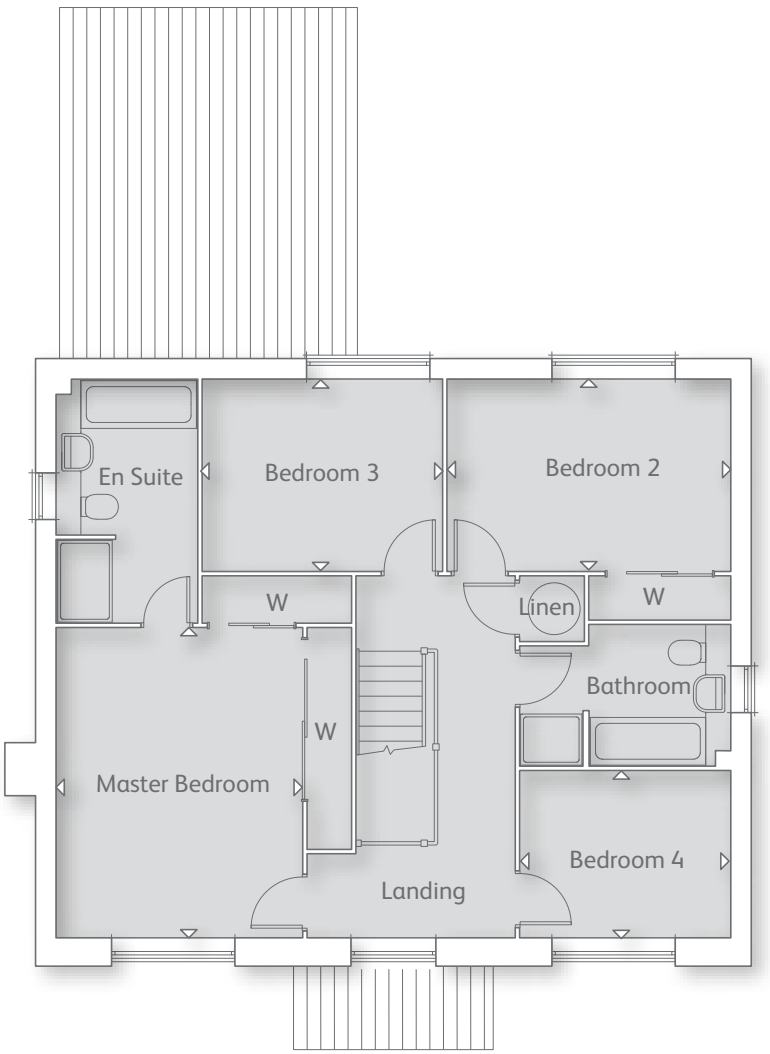
EXTERNAL FEATURE

- Automatic garage door opener
- Waterproof power socket (subject to layout)
- Honeywell wireless doorbell
- External light by front door

SECURITY & COMFORT

- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Intruder alarm system
- Mains smoke and carbon monoxide alarms
- Hardwood front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†
- LED downlighting to Hall, Landing, Kitchen, Utility, Bathroom and En Suite
- Satellite dish provided and wired for Sky Q to Living Room (subscription required)
- TV point to Living Room, Dining Area, Family Room and all bedrooms
- Cat 6 Home Network points to Living Room, Master Bedroom and smallest bedroom





GROUND FLOOR

Kitchen	5.39m x 3.84m	17’ 8” x 12’ 7”	
Dining Area	4.39m x 3.08m	14’ 4” x 10’ 1”	
Living Room	4.89m x 4.28m	16’ 0” x 14’ 0”	
Family Room	4.84m x 3.31m	15’ 10” x 10’ 10”	
Study	3.35m x 2.17m	10’ 11” x 7’ 1”	
Utility	1.85m x 1.82m	6’ 0” x 5’ 11”	

FIRST FLOOR

Master Bedroom	4.49m x 3.55m	14’ 8” x 11’ 8”	
Bedroom 2	4.11m x 2.77m	13’ 5” x 9’ 1”	
Bedroom 3	3.47m x 2.77m	11’ 4” x 9’ 1”	
Bedroom 4	3.04m x 2.40m	9’ 11” x 7’ 10”	

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. †Where applicable/practicable. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.

DOUBLE STUDIO GARAGE

AVAILABLE WITH THE SHELDON & NORTHALL

KITCHEN & APPLIANCES

- Space for fridge

DECORATION & JOINERY

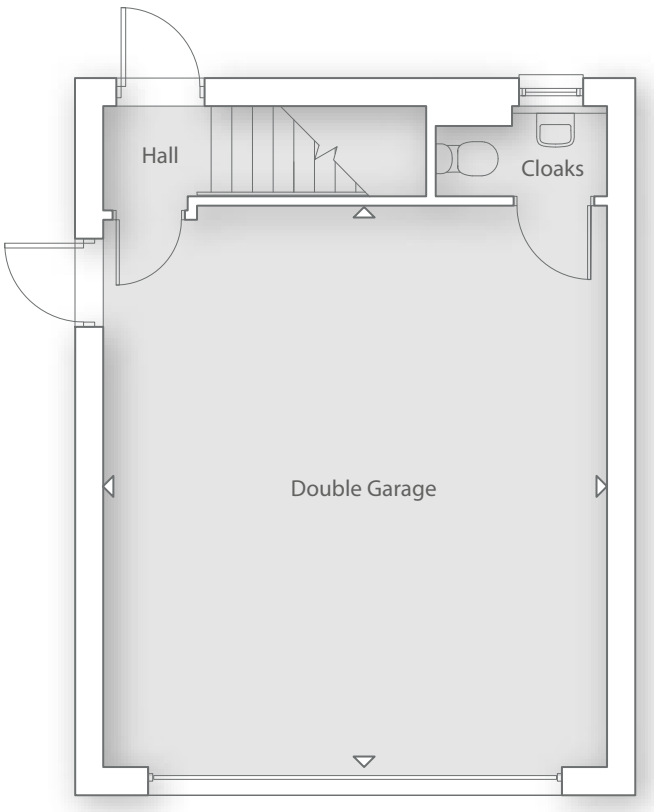
- Smooth ceilings
- Pencil rounded white skirtings and architraves
- Vertical 5 panel moulded internal doors

EXTERNAL FEATURE

- Automatic garage door opener

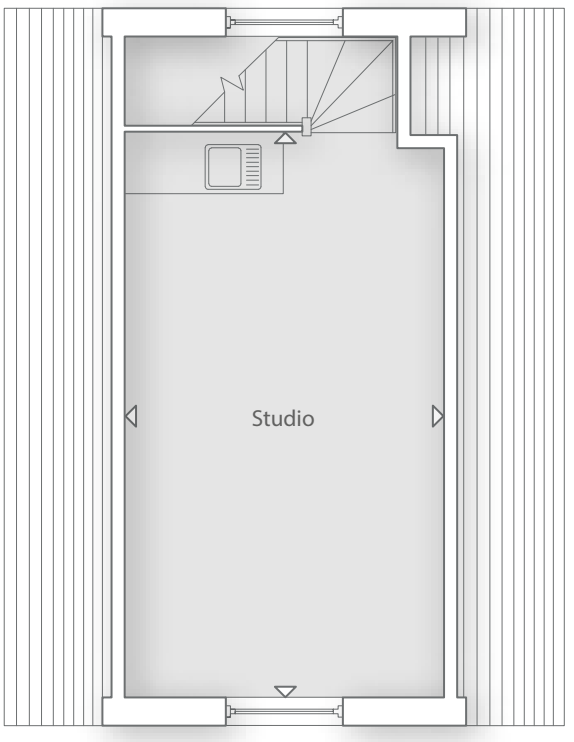
SECURITY & COMFORT

- Brick and block construction
- NHBC Buildmark 10 year cover
- Mains smoke and carbon monoxide alarms
- Hardwood front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†
- Batten and Pendant lighting to Hall, Stairwell and Studio
- Wall mounted convector heater
- Double glazed PVCu windows



GROUND FLOOR

Double Garage
5.31m x 5.92m 17’ 5”x 19’ 5”



FIRST FLOOR

Studio
3.34m x 5.97m 10’ 11” x 19’ 7”

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THE LEICESTER

4 BEDROOM HOME

KITCHEN & APPLIANCES

- High quality furniture with storage/workspace
- Laminate worktops with glass splashback to Kitchen
- Stainless steel double electric oven with 4 gas burner hob
- Chimney extractor hood
- Integrated Fridge/Freezer
- Integrated Dishwasher
- Integrated Washing Machine
- Ceramic floor tiles

BATHROOM, EN SUITE & CLOAKROOM

- White sanitaryware and chrome fittings
- Ceramic wall and floor tiles
- Fitted furniture to Bathroom and En Suites
- Bath screen with thermostatic bath/shower mixer
- Shower enclosure with thermostatic bath/shower mixer

DECORATION & JOINERY

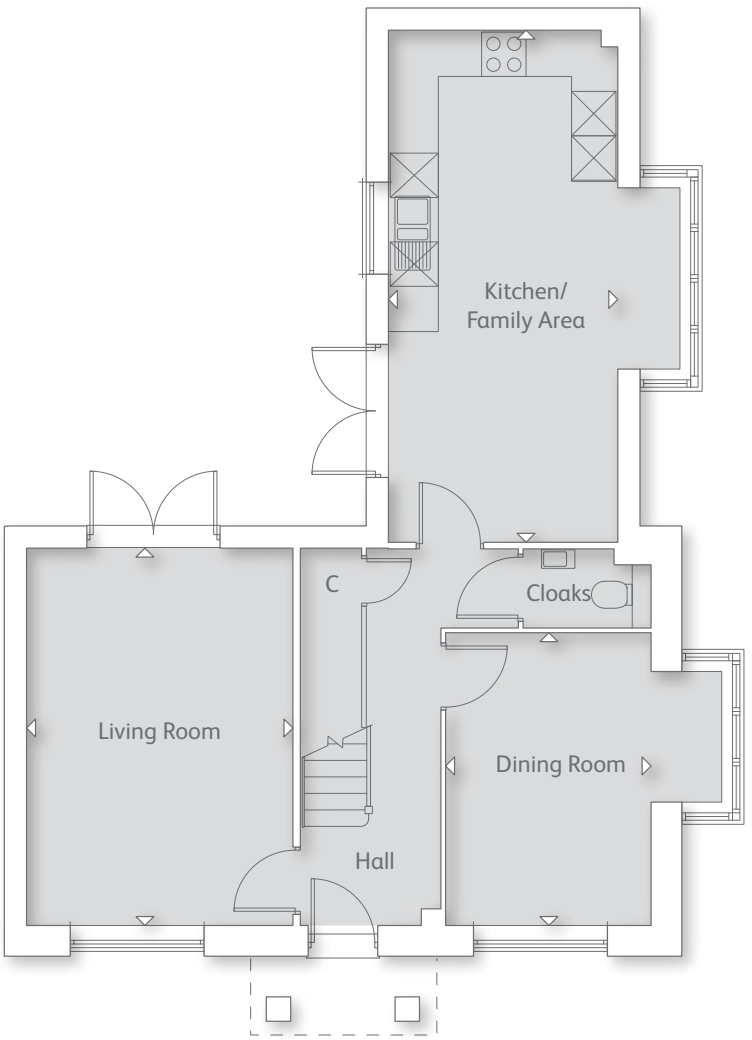
- Pencil rounded white painted skirtings and architraves
- Vertical 5 panel moulded internal doors
- Built-in wardrobes to Master Bedroom
- Built-in storage to other Bedroom(s)

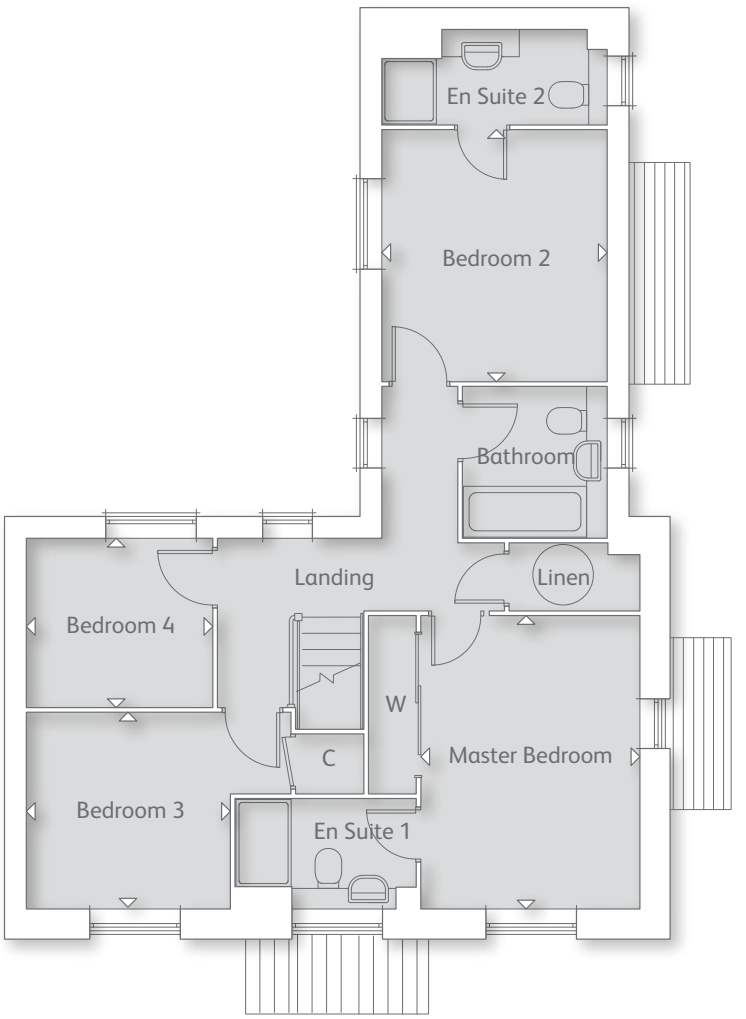
EXTERNAL FEATURE

- Expansive Garage with power socket, internal and external lights
- Waterproof power socket (subject to layout)
- Honeywell wireless doorbell

SECURITY & COMFORT

- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†
- LED downlighting to Hall, Landing, Kitchen/Family Area, Utility, Bathroom and En Suites
- Satellite dish provided and wired for Sky Q to Living Room (subscription required)
- TV point to Living Room, Kitchen/Family Area, Dining Room and all bedrooms
- Cat 6 Home Network points to Living Room and Master Bedroom





GROUND FLOOR

Kitchen/Family Area
6.86m x 3.04m 22' 6" x 9' 11"

Dining Room
3.90m x 2.72m 12' 9" x 8' 11"

Living Room
5.04m x 3.54m 16' 6" x 11' 7"

FIRST FLOOR

Master Bedroom
3.98m x 2.95m 13' 0" x 9' 8"

Bedroom 2
3.41m x 3.04m 11' 2" x 9' 11"

Bedroom 3
2.75m x 2.65m 9' 0" x 8' 8"

Bedroom 4
2.51m x 2.27m 8' 2" x 7' 5"

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. †Where applicable/practicable. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.

THE BRAMLEY

4 BEDROOM HOME

KITCHEN & APPLIANCES

- High quality furniture with storage/workspace
- Laminate worktops with glass splashback to Kitchen
- Stainless steel double electric oven with 4 gas burner hob
- Chimney extractor hood
- Integrated Fridge/Freezer
- Integrated Dishwasher
- Integrated Washing Machine
- Ceramic floor tiles

BATHROOM, EN SUITE & CLOAKROOM

- White sanitaryware and chrome fittings
- Ceramic wall and floor tiles
- Fitted furniture to Bathroom and En Suite
- Bath screen with thermostatic bath/shower mixer
- Shower enclosure with thermostatic bath/shower mixer

DECORATION & JOINERY

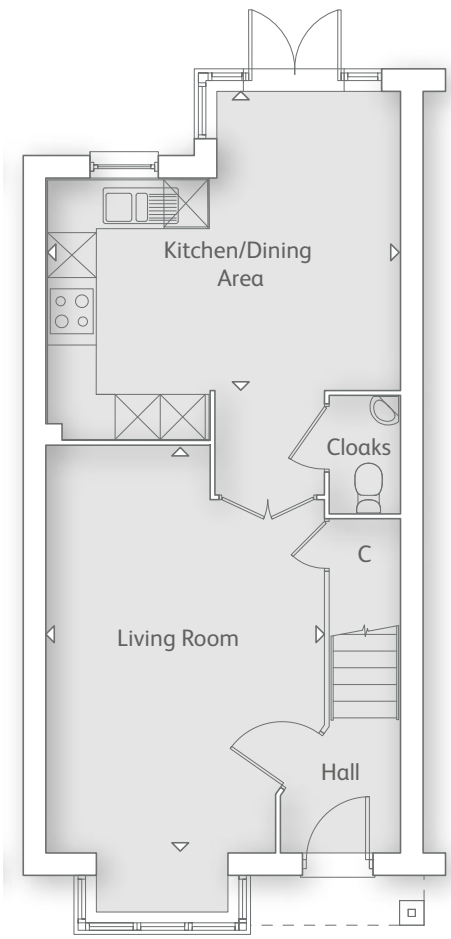
- Pencil rounded white painted skirtings and architraves
- Vertical 5 panel moulded internal doors
- Built-in wardrobes to Master Bedroom
- Built-in storage to other Bedroom(s)

EXTERNAL FEATURE

- Waterproof power socket (subject to layout)
- Garage with power socket, internal and external lights
- Honeywell wireless doorbell
- External light by front door

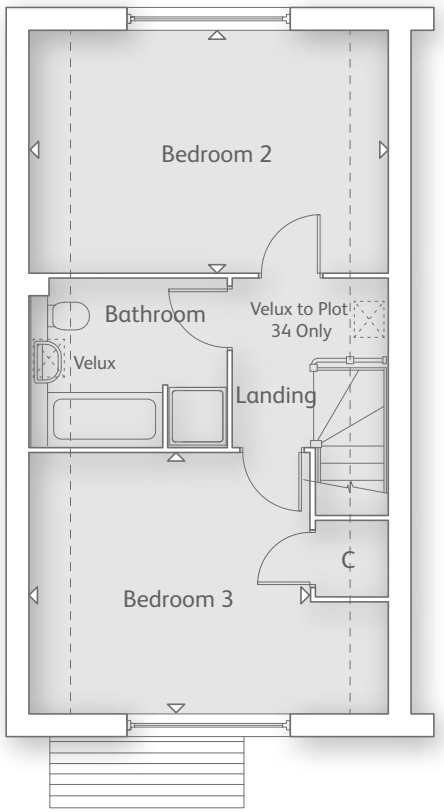
SECURITY & COMFORT

- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†
- LED downlighting to Hall, Landing, Kitchen/Dining Area, Bathroom and En Suite
- Satellite dish provided and wired for Sky Q to Living Room (subscription required)
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and Master Bedroom



GROUND FLOOR

Kitchen/Dining Area	4.67m x 3.93m	15’ 3” x 12’ 10”
Living Room	3.65m x 5.38m	11’ 11” x 17’ 7”



SECOND FLOOR

Bedroom 2	4.11m x 2.77m	13’ 5” x 9’ 1”
Bedroom 3	3.47m x 2.77m	11’ 4” x 9’ 1”

FIRST FLOOR

Master Bedroom	3.95m x 3.14m	12’ 11” x 10’ 3”
Bedroom 4	2.65m x 3.17m	8’ 8” x 10’ 4”

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. †Where applicable/practicable. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.

THE RICHMOND

3 BEDROOM HOME

KITCHEN & APPLIANCES

- High quality furniture with storage/workspace
- Laminate worktops with glass splashback to Kitchen
- Stainless steel double electric oven with 4 gas burner hob
- Chimney extractor hood
- Integrated Fridge/Freezer
- Integrated Dishwasher
- Integrated Washing Machine
- Floor tiles

BATHROOM, EN SUITE & CLOAKROOM

- White sanitaryware and chrome fittings
- Ceramic wall and floor tiles
- Fitted furniture to Bathroom and En Suite
- Bath screen with thermostatic bath/shower mixer
- Shower enclosure with thermostatic bath/shower mixer

DECORATION & JOINERY

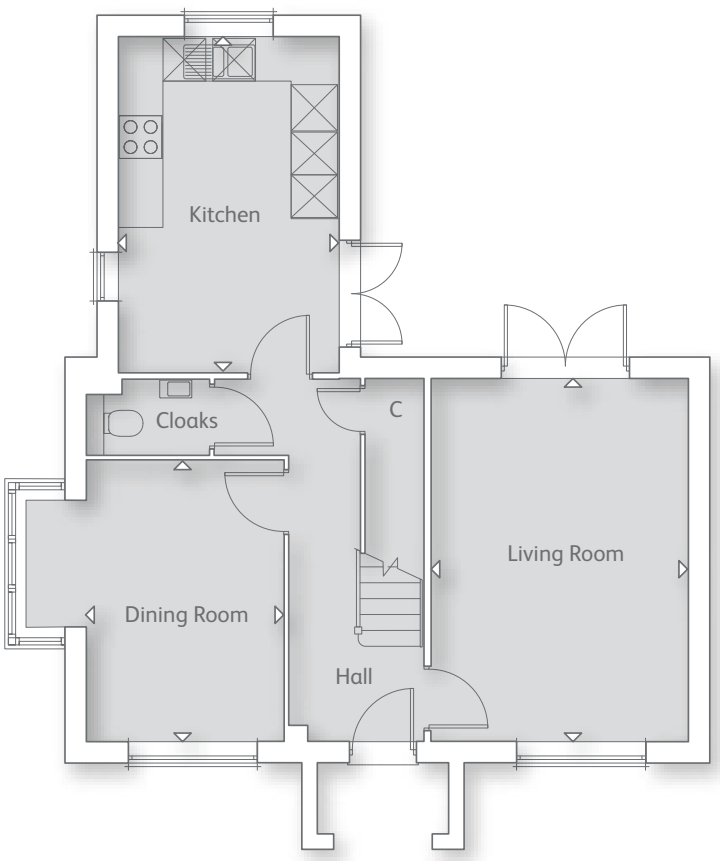
- Pencil rounded white painted skirtings and architraves
- Vertical 5 panel moulded internal doors
- Built-in wardrobes to Master Bedroom
- Built-in storage to other Bedroom(s)

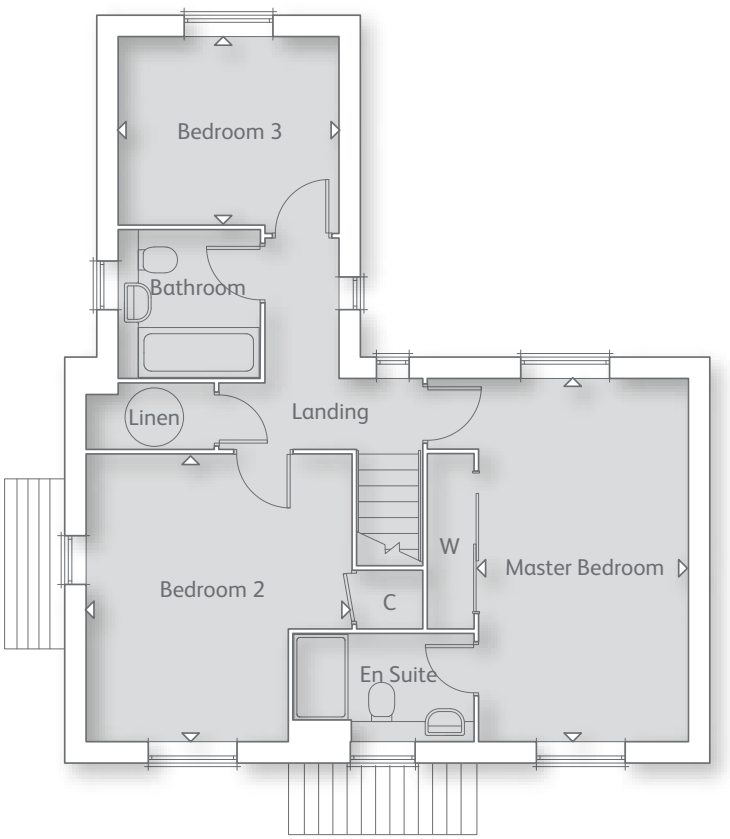
EXTERNAL FEATURE

- Waterproof power socket (subject to layout)
- PV Panels
- Garage with power socket, internal and external lights
- Honeywell wireless doorbell
- External light by front door

SECURITY & COMFORT

- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†
- LED downlighting to Hall, Landing, Kitchen, Bathroom and En Suite
- Satellite dish provided and wired for Sky Q to Living Room (subscription required)
- TV point to Living Room, Kitchen, Dining Room and all bedrooms
- Cat 6 Home Network points to Living Room and Master Bedroom





GROUND FLOOR

Kitchen	4.66m x 3.04m	15’ 3” x 9’ 11”
Dining Room	3.90m x 2.72m	12’ 9” x 8’ 11”
Living Room	5.04m x 3.54m	16’ 6” x 11’ 7”

FIRST FLOOR

Master Bedroom	5.04m x 2.87m	16’ 6” x 9’ 5”
Bedroom 2	3.98m x 3.67m	13’ 0” x 12’ 0”
Bedroom 3	3.04m x 2.59m	9’ 11” x 8’ 5”

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. †Where applicable/practicable. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.

THE MELBURY

3 BEDROOM HOME

KITCHEN & APPLIANCES

- High quality furniture with storage/workspace
- Laminate worktops with up-stand to Kitchen
- Stainless steel single electric oven with 4 gas burner hob
- Chimney extractor hood
- Integrated Washing Machine
- Floor tiles

BATHROOM, EN SUITE & CLOAKROOM

- White sanitaryware and chrome fittings
- Ceramic wall tiles
- Fitted furniture to Bathroom and En Suite
- Bath screen with thermostatic bath/shower mixer
- Shower enclosure with thermostatic bath/shower mixer

DECORATION & JOINERY

- Pencil rounded white painted skirtings and architraves
- Vertical 5 panel moulded internal doors
- Built-in wardrobes to Master Bedroom

EXTERNAL FEATURE

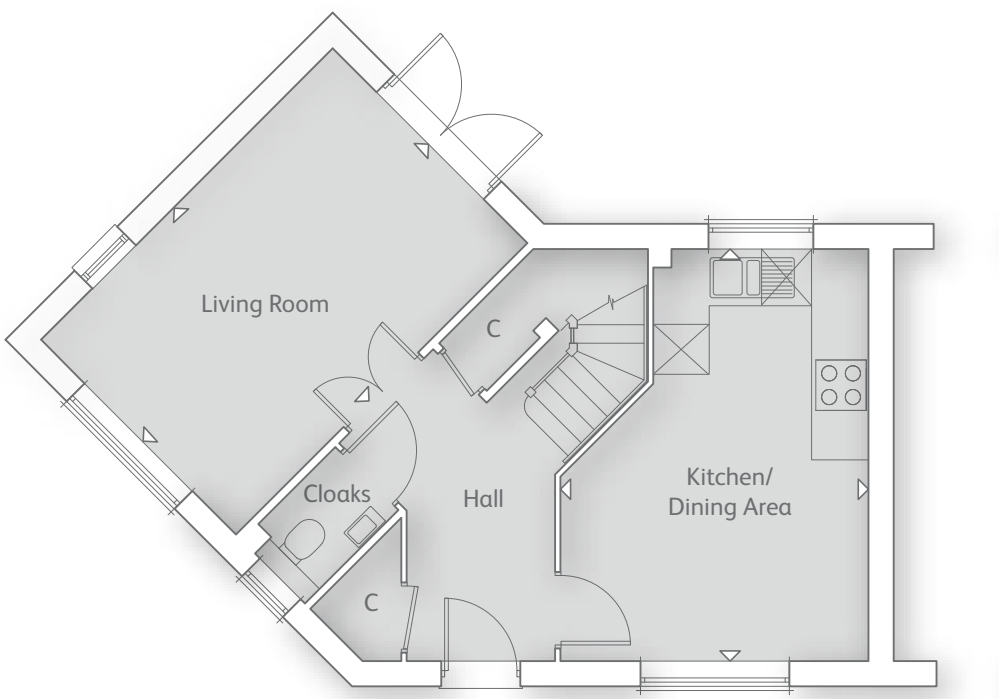
- External power point (subject to layout - Plots 23 and 24 only)
- Waterproof power socket (subject to layout - Plot 46 only)
- Garage with power socket, internal and external lights (subject to layout - Plot 46 only)
- Timber-framed Car Port (Plots 23 and 24 only)
- Honeywell wireless doorbell
- External light by front door

SECURITY & COMFORT

- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†
- LED downlighting to Hall, Landing, Kitchen/Dining Area, Bathroom and En Suite
- Satellite dish provided and wired for Sky Q to Living Room (subscription required)
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and Master Bedroom

FIRST FLOOR

Master Bedroom 2.95m x 3.40m	9' 8" x 11' 1"
Bedroom 2 3.26m x 2.78m	10' 8" x 9' 1"
Bedroom 3 3.26m x 1.94m	10' 8" x 6' 4"



GROUND FLOOR

Kitchen/Dining Area 4.84m x 3.60m	15' 10" x 11' 9"
Living Room 4.84m x 3.22m	15' 10" x 10' 6"

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THE ROSEBERY

3 BEDROOM HOME

KITCHEN & APPLIANCES

- High quality furniture with storage/workspace
- Laminate worktops with up-stand to Kitchen
- Stainless steel single electric oven with 4 gas burner hob
- Chimney extractor hood
- Integrated Washing Machine
- Floor tiles

BATHROOM, EN SUITE & CLOAKROOM

- White sanitaryware and chrome fittings
- Ceramic wall tiles
- Fitted furniture to Bathroom and En Suite
- Bath screen with thermostatic bath/shower mixer
- Shower enclosure with thermostatic bath/shower mixer

DECORATION & JOINERY

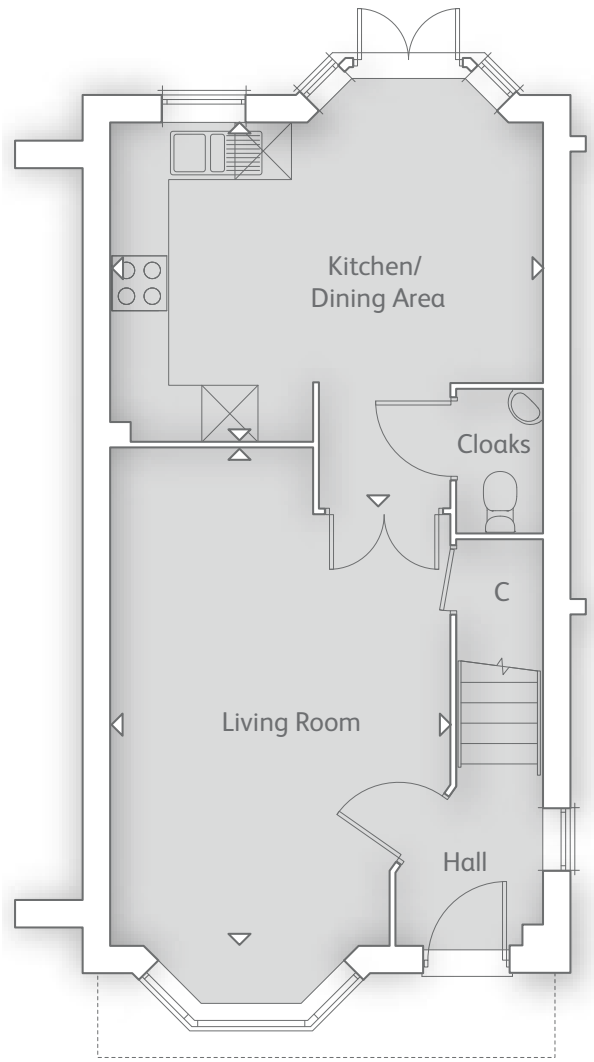
- Pencil rounded white painted skirtings and architraves
- Vertical 5 panel moulded internal doors
- Built-in wardrobes to Master Bedroom

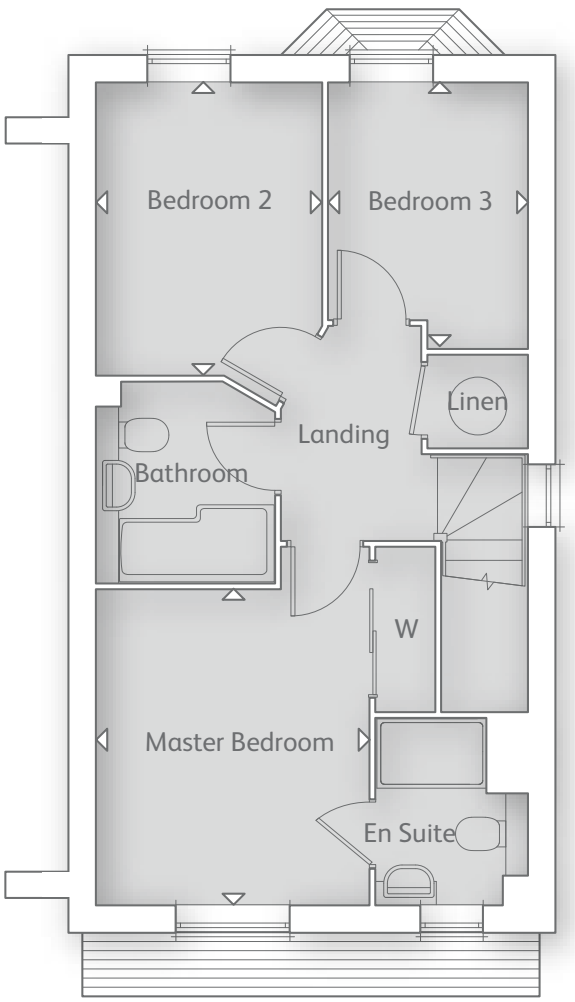
EXTERNAL FEATURE

- Waterproof power socket (subject to layout)
- Garage with power socket, internal and external lights
- Honeywell wireless doorbell
- External light by front door

SECURITY & COMFORT

- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†
- LED downlighting to Hall, Landing, Kitchen/Dining Area, Bathroom and En Suite
- Satellite dish provided and wired for Sky Q to Living Room (subscription required)
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and Master Bedroom





GROUND FLOOR

Kitchen/Dining Area
3.60m x 4.84m 11' 9" x 15' 10"

Living Room
3.22m x 4.84m 10' 6" x 15' 10"

FIRST FLOOR

Master Bedroom
2.95m x 3.40m 9' 8" x 11' 1"

Bedroom 2
3.26m x 2.78m 10' 8" x 9' 1"

Bedroom 3
3.26m x 1.94m 10' 8" x 6' 4"

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. †Where applicable/practicable. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.

THE HAMILTON

3 BEDROOM HOME

KITCHEN & APPLIANCES

- High quality furniture with storage/workspace
- Laminate worktops with up-stand to Kitchen
- Stainless steel single electric oven with 4 gas burner hob
- Chimney extractor hood
- Integrated Washing Machine
- Floor tiles

BATHROOM, EN SUITE & CLOAKROOM

- White sanitaryware and chrome fittings
- Ceramic wall tiles
- Fitted furniture to Bathroom and En Suite
- Bath screen with thermostatic bath/shower mixer
- Shower enclosure with thermostatic bath/shower mixer

DECORATION & JOINERY

- Pencil rounded white painted skirtings and architraves
- Vertical 5 panel moulded internal doors
- Built-in wardrobes to Master Bedroom

EXTERNAL FEATURE

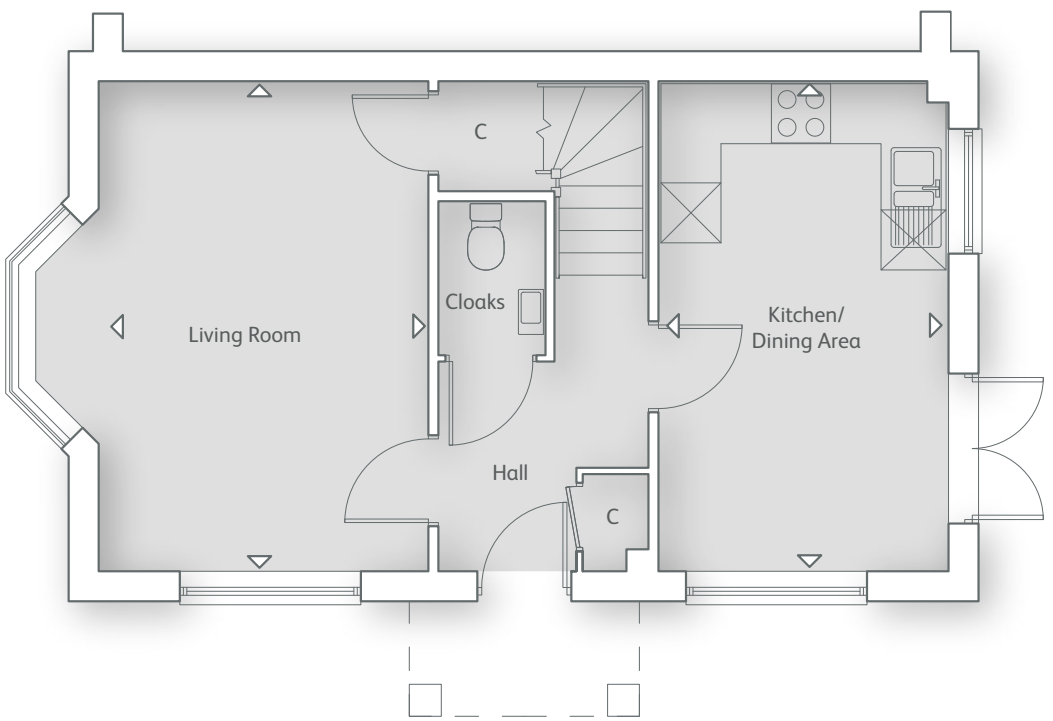
- Waterproof power socket (subject to layout)
- PV Panels
- Garage with power socket, internal and external lights
- Honeywell wireless doorbell
- External light by front door

SECURITY & COMFORT

- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†
- LED downlighting to Hall, Landing, Kitchen/Dining Area, Bathroom and En Suite
- Satellite dish provided and wired for Sky Q to Living Room (subscription required)
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and Master Bedroom

FIRST FLOOR

Master Bedroom	2.81m x 3.18m	9’ 2” x 10’ 5”
Bedroom 2	2.67m x 2.81m	8’ 9” x 9’ 2”
Bedroom 3	3.28m x 1.94m	10’ 9” x 6’ 4”



GROUND FLOOR

Kitchen/Dining Area	2.84m x 4.84m	9’ 3” x 15’ 10”
Living Room	3.24m x 4.84m	10’ 7” x 15’ 10”

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. †Where applicable/practicable. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.

THE CLEVEDON

3 BEDROOM HOME

KITCHEN & APPLIANCES

- High quality furniture with storage/workspace
- Laminate worktops with up-stand to Kitchen
- Stainless steel single electric oven with 4 gas burner hob
- Chimney extractor hood
- Integrated Washing Machine
- Floor tiles

BATHROOM, EN SUITE & CLOAKROOM

- White sanitaryware and chrome fittings
- Ceramic wall tiles
- Fitted furniture to Bathroom and En Suite
- Bath screen with thermostatic bath/shower mixer
- Shower enclosure with thermostatic bath/shower mixer

DECORATION & JOINERY

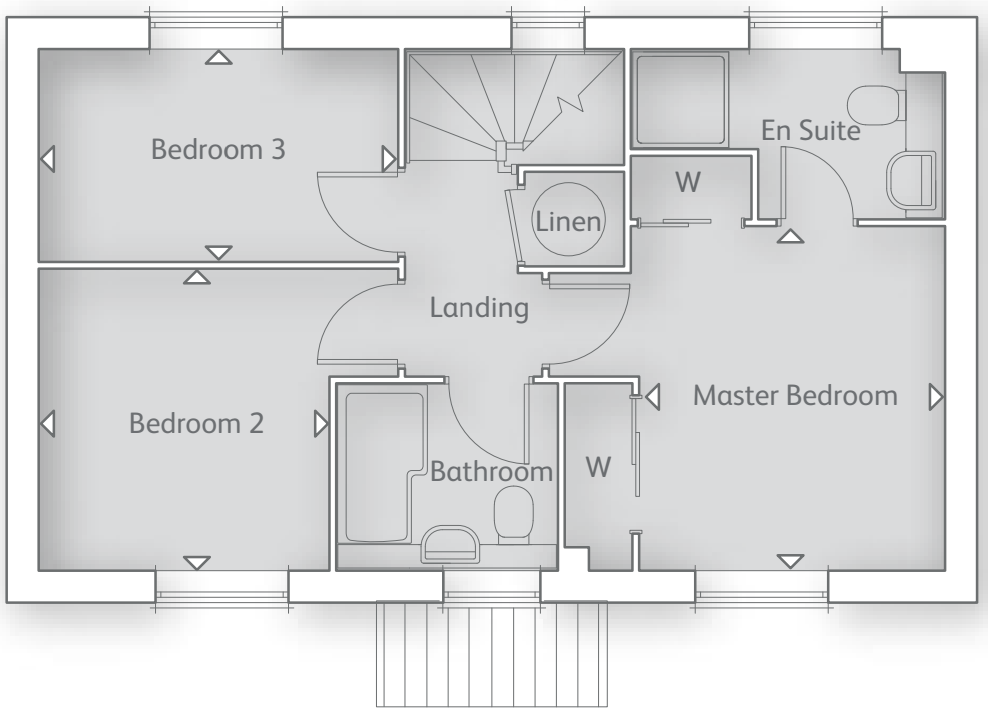
- Pencil rounded white painted skirtings and architraves
- Vertical 5 panel moulded internal doors
- Built-in wardrobes to Master Bedroom

EXTERNAL FEATURE

- Waterproof power socket (subject to layout)
- PV Panels
- Garage with power socket, internal and external lights
- Honeywell wireless doorbell
- External light by front door

SECURITY & COMFORT

- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†
- LED downlighting to Hall, Landing, Kitchen/Dining Area, Bathroom and En Suite
- Satellite dish provided and wired for Sky Q to Living Room (subscription required)
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and Master Bedroom



FIRST FLOOR

Master Bedroom 2.81m x 3.18m	9’ 2” x 10’ 5”
Bedroom 2 2.67m x 2.81m	8’ 9” x 9’ 2”
Bedroom 3 3.31m x 1.94m	10’ 10” x 6’ 4”

GROUND FLOOR

Kitchen/Dining Area 2.84m x 4.84m	9’ 3” x 15’ 10”
Living Room 3.24m x 4.84m	10’ 7” x 15’ 10”

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. †Where applicable/practicable. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.

THE WICKFORD

2 BEDROOM HOME

KITCHEN & APPLIANCES

- High quality furniture with storage/workspace
- Laminate worktops with up-stand to Kitchen
- Stainless steel single electric oven with 4 gas burner hob
- Chimney extractor hood
- Integrated Washing Machine
- Floor tiles

BATHROOM, EN SUITE & CLOAKROOM

- White sanitaryware and chrome fittings
- Ceramic wall tiles
- Fitted furniture to En Suites
- Bath screen with thermostatic bath to En Suite 1
- Shower enclosure with thermostatic shower to En Suite 2

DECORATION & JOINERY

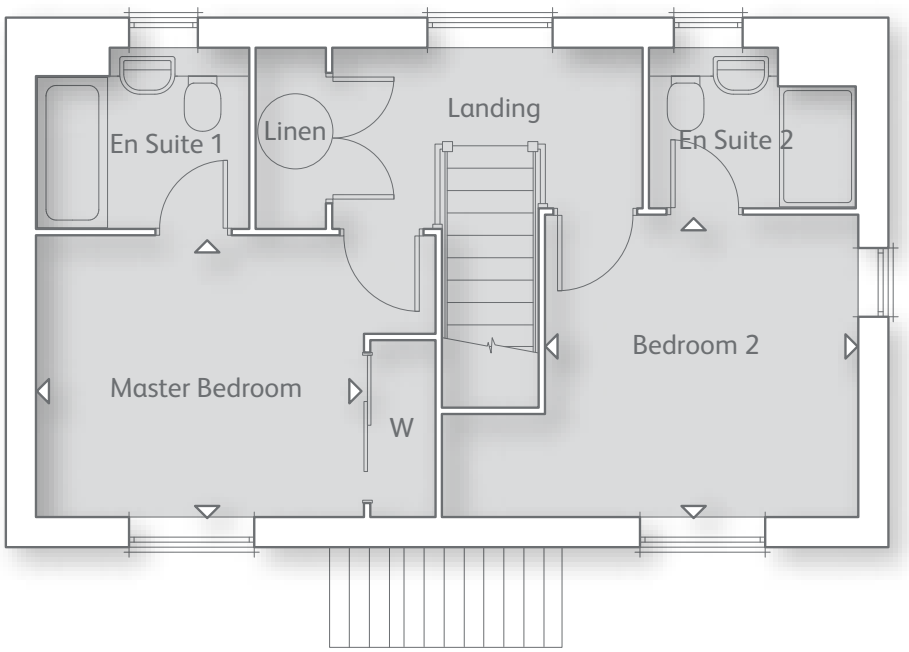
- Pencil rounded white painted skirtings and architraves
- Vertical 5 panel moulded internal doors
- Built-in wardrobes to Master Bedroom

EXTERNAL FEATURE

- Waterproof power socket (subject to layout)
- PV Panels
- Timber-framed Car Port

SECURITY & COMFORT

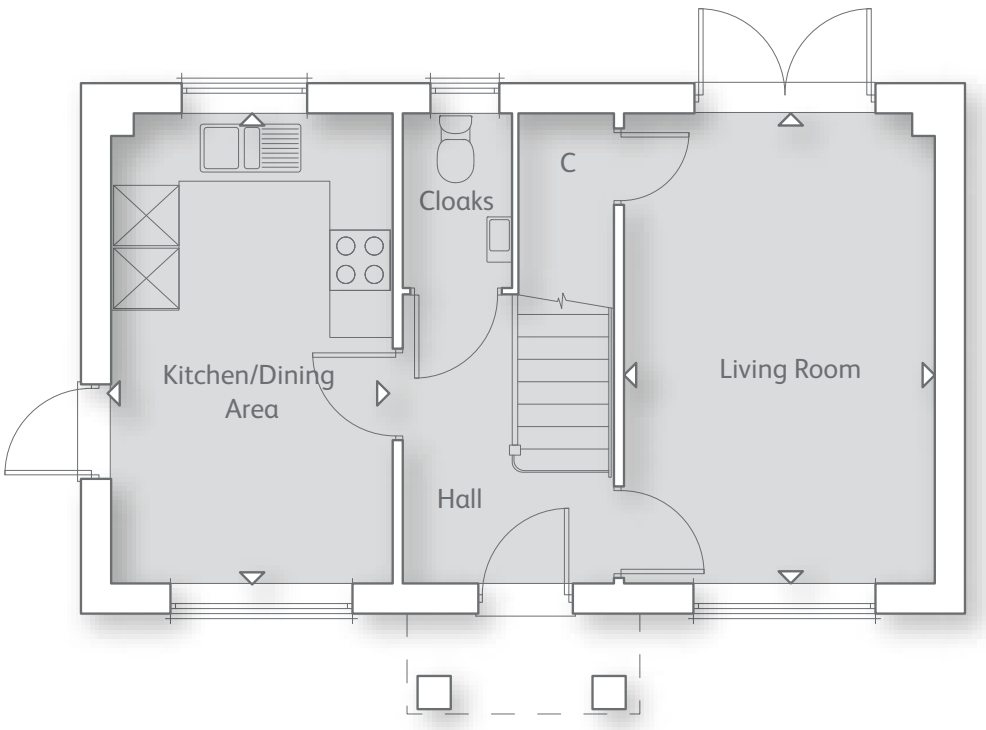
- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†
- LED downlighting to Hall, Landing, Kitchen/Dining Area, Bathroom and En Suites
- Satellite dish provided and wired for Sky Q to Living Room (subscription required)
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and Master Bedroom



FIRST FLOOR

Master Bedroom
3.21m x 2.75m (10’ 6” x 9’ 0”)

Bedroom 2
3.06m x 2.95m (10’ 0” x 9’ 8”)



GROUND FLOOR

Kitchen/Dining Area
4.62m x 2.74m (15’ 1” x 8’ 11”)

Living Room
4.62m x 3.03m (15’ 1” x 9’ 11”)

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THE CARLTON

2 BEDROOM HOME

KITCHEN & APPLIANCES

- High quality furniture with storage/workspace
- Laminate worktops with up-stand to Kitchen
- Stainless steel single electric oven with 4 gas burner hob
- Chimney extractor hood
- Integrated Washing Machine
- Floor tiles

BATHROOM, EN SUITE & CLOAKROOM

- White sanitaryware and chrome fittings
- Ceramic wall tiles
- Fitted furniture to Bathroom and En Suite
- Bath screen with thermostatic bath/shower mixer
- Shower enclosure with thermostatic bath/shower mixer

DECORATION & JOINERY

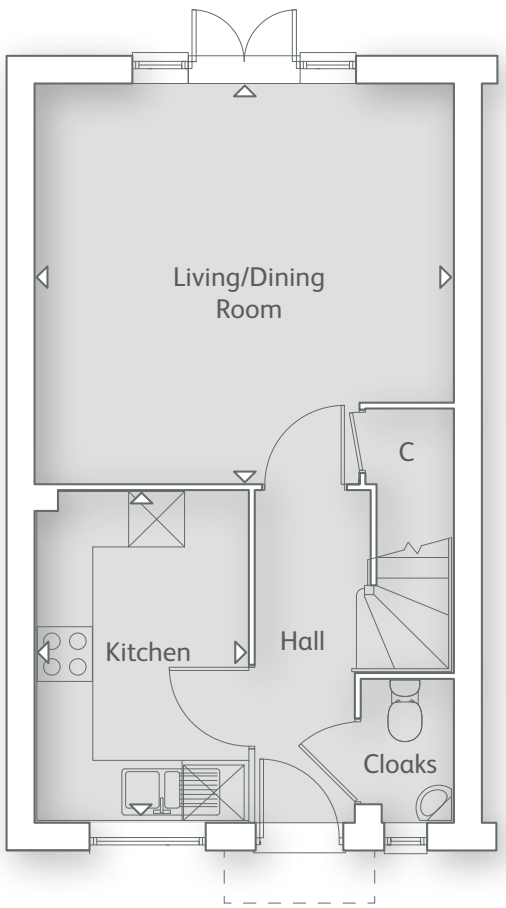
- Pencil rounded white painted skirtings and architraves
- Vertical 5 panel moulded internal doors
- Built-in wardrobes to Master Bedroom

EXTERNAL FEATURE

- Waterproof power socket (subject to layout)
- Timber-framed Car Port

SECURITY & COMFORT

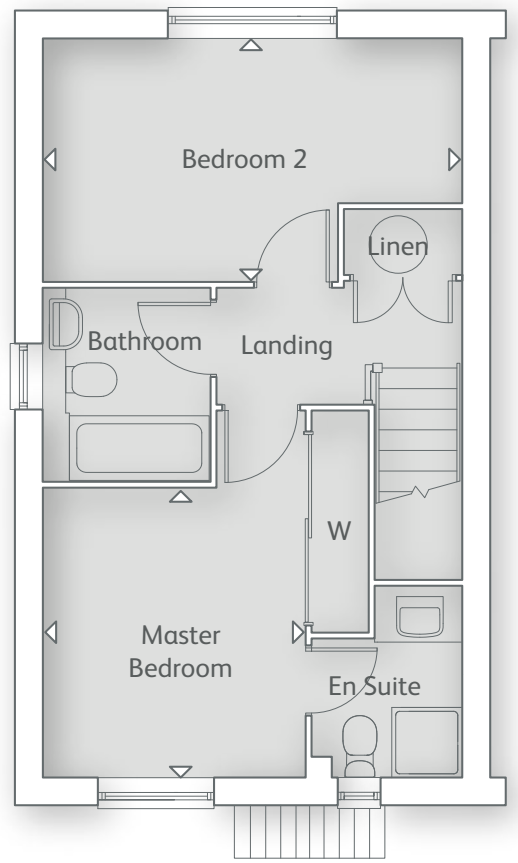
- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†
- LED downlighting to Hall, Landing, Kitchen, Bathroom and En Suite
- Satellite dish provided and wired for Sky Q to Living Room (subscription required)
- TV point to Living/Dining Room, Kitchen and all bedrooms
- Cat 6 Home Network points to Living Room and Master Bedroom



GROUND FLOOR

Kitchen
3.54m x 2.24m 11’ 7” x 7’ 4”

Living/Dining Room
4.44m x 4.28m 14’ 6” x 14’ 0”



FIRST FLOOR

Master Bedroom
3.08m x 2.76m 10’ 1” x 9’ 0”

Bedroom 2
4.44m x 2.58m 14’ 6” x 8’ 5”

Please note floor plans are not to scale. †Where applicable/practicable. For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants.
Please note that fittings and features installed may vary from shown.

INSIDE YOUR NEW CROUDACE HOME

We know that moving into a new home is a fresh, exciting start. Our homes are a blank canvas ready and waiting for you to make your own.

QUALITY, STYLE & CHOICE

We can help you personalise your new Croudace built home, with advice available from our expert Sales Consultants and our considered range of customer choices including wall colours, fitted furniture, tiling and wardrobe glazing finishes.

The availability of customer choices is dependent on, and subject to, stage of construction at the time of reservation. All of our available ranges are viewable at our Marketing Suite after launch. We also offer a range of extras to help you get started with your new home.

Photovoltaic Solar Panels

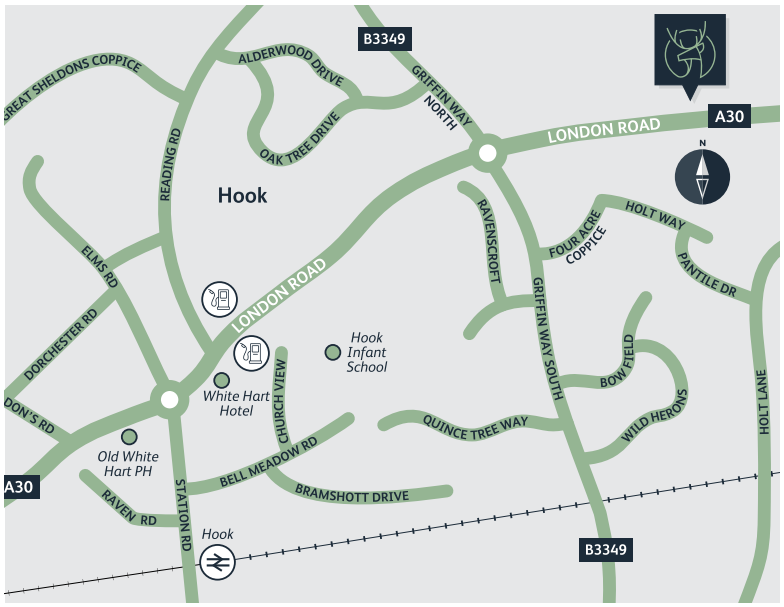
Some of the homes at Heathlands Chase are fitted with Photovoltaic (PV) Technology. These panels convert daylight into electricity via PV panels/modules on the roof. The electricity produced is connected to a consumer unit and will power a proportion of your electrical requirements.

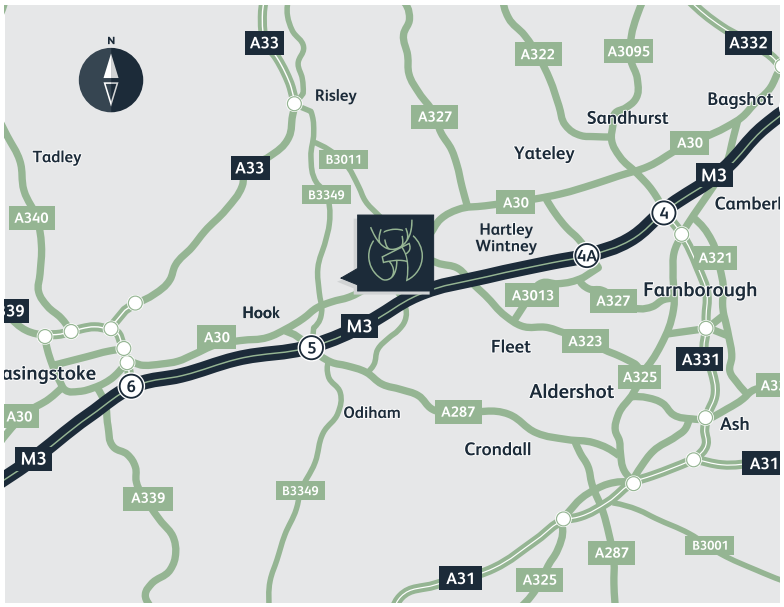
HELP TO BUY

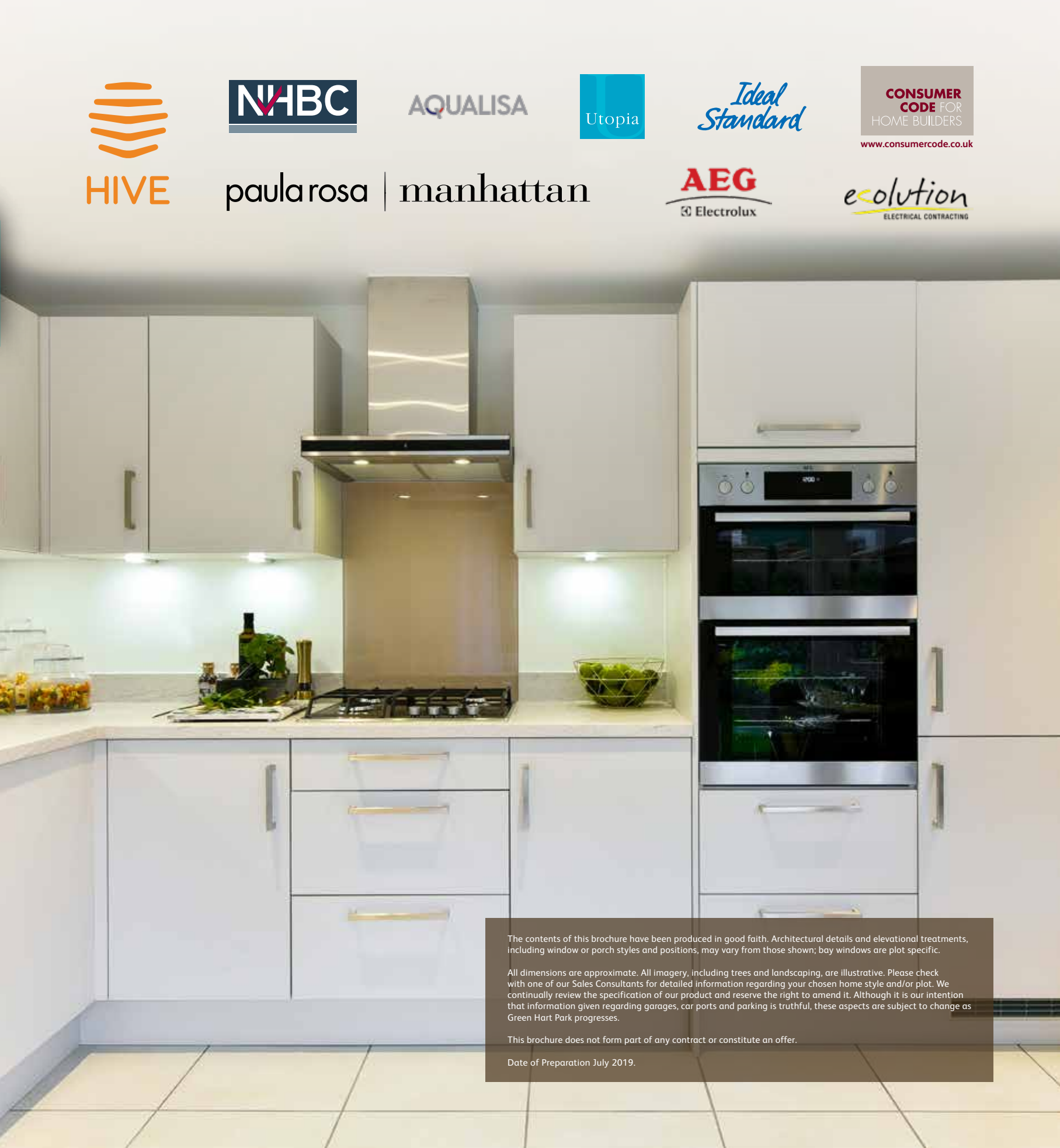
The Government backed scheme enables house buyers to purchase a new build Croudace home with a deposit of as little as 5 % and a 75 % mortgage.

- The scheme is available to both first time buyers and existing property owners
- The Government lends up to 20 % of the value of the property via an equity loan
- The maximum value of the property being purchased cannot exceed £600,000
- The scheme is only available to owner-occupiers, not buy-to-let investors or those wishing to use Part Exchange
- There is no upper limit on buyer household income

Help to Buy can assist first time buyers in getting a foot on the property ladder and existing owners to move into a bigger home. Speak to our Sales Consultants to find out about eligible homes on this development.







The contents of this brochure have been produced in good faith. Architectural details and elevational treatments, including window or porch styles and positions, may vary from those shown; bay windows are plot specific.

All dimensions are approximate. All imagery, including trees and landscaping, are illustrative. Please check with one of our Sales Consultants for detailed information regarding your chosen home style and/or plot. We continually review the specification of our product and reserve the right to amend it. Although it is our intention that information given regarding garages, car ports and parking is truthful, these aspects are subject to change as Green Hart Park progresses.

This brochure does not form part of any contract or constitute an offer.

Date of Preparation July 2019.

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