



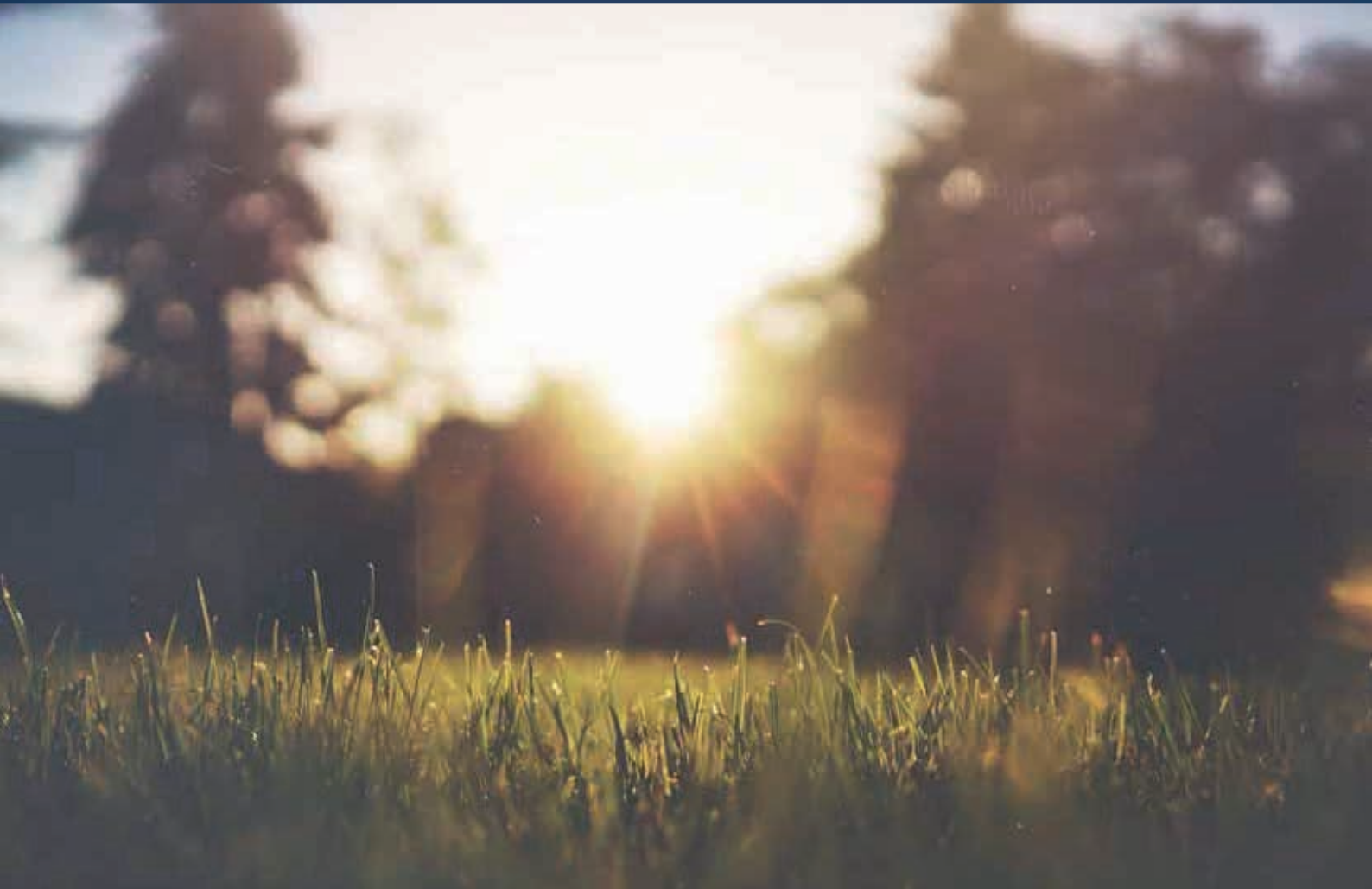
**CREST
NICHOLSON**

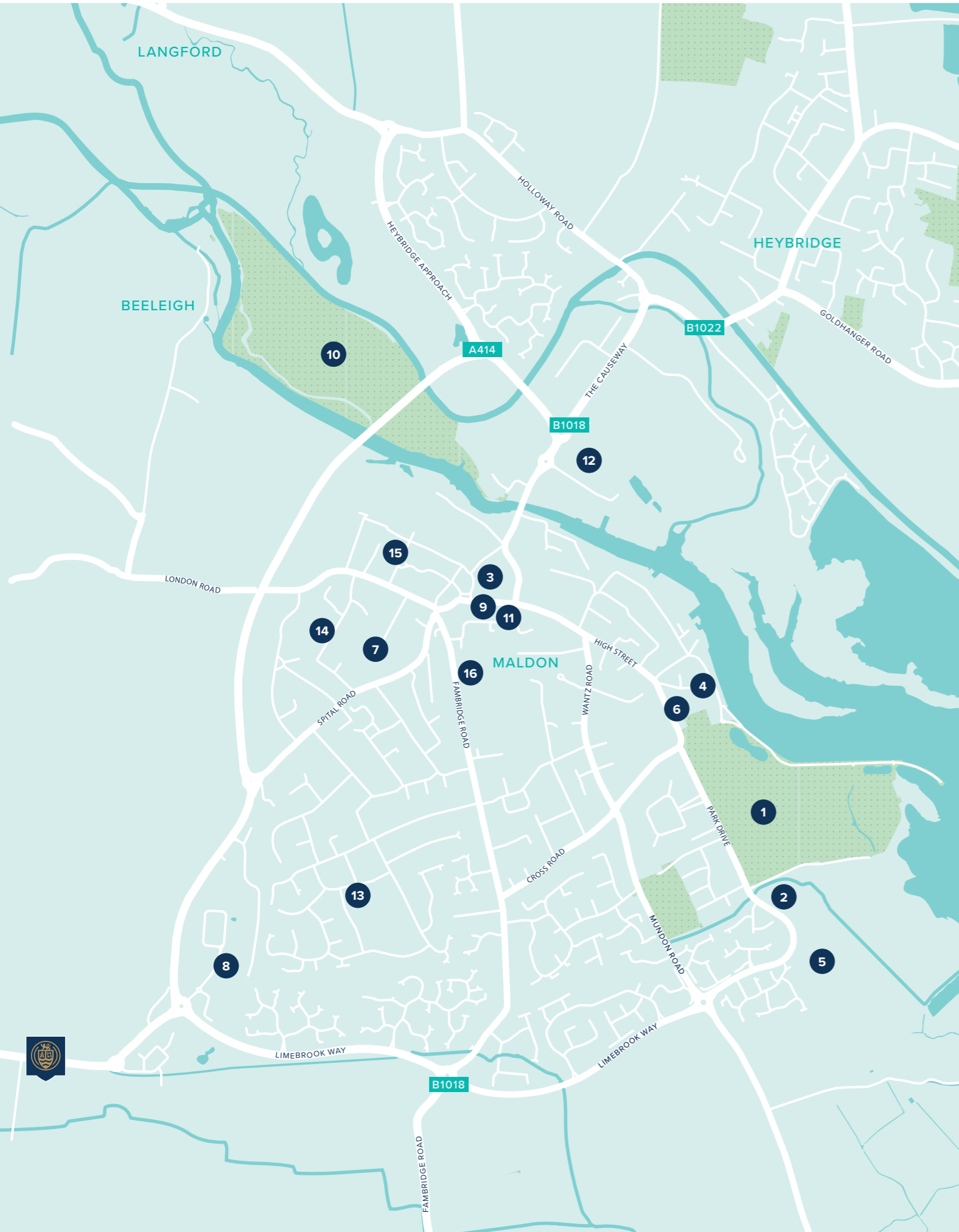
WYCKE PLACE

MALDON • ESSEX

Surrounded by countryside and excellent amenities, your new home at Wycke Place provides easy access to everything you need to commute, shop and relax.

1, 2, 3, 4 & 5 BEDROOM HOMES





WELCOME TO LIFE AT WYCKE PLACE

With so much to enjoy close by, there's lots to get involved with at your new home at Wycke Place.

On your doorstep

Combining the perfect blend of all that nature has to offer and all aspects of community, Wycke Place is just a four minute drive from Maldon town centre, which is sure to have something for everyone.

Education







Home to a wide range of primary schools and a local secondary school, Wycke Place is perfectly located for your child to get the best start in their education, and when they're ready to take it further, the University of Essex is just a 40 minute drive away.

Travel

Being able to enjoy the countryside every day doesn't mean you'll have to compromise on being connected – with the A414 and A12 nearby, you have easy access to Chelmsford, Colchester and London and if you're commuting, there are two train stations to choose from at Witham and Hatfield Peverel.

- 1 Promenade Park
- 2 Blackwater Leisure Centre
- 3 Oakhouse
- 4 The Queen's Head
- 5 Maldon and Tiptree Football Club
- 6 Maldon Museum
- 7 St Peter's Hospital
- 8 Morrisons
- 9 M&S Simply Food
- 10 Maldon Golf Club
- 11 Maldon Library
- 12 Blackwater Retail Park

- 13 Wentworth Primary School
- 14 All Saints Church of England Primary School
- 15 St Francis Catholic Primary School
- 16 Plume Academy

-  Hatfield Peverel – 12 minutes
-  Witham – 15 minutes
-  Chelmsford – 20 minutes
-  Colchester – 30 minutes
-  London Liverpool Street
– 45 minutes from Witham Station
– 41 minutes from Hatfield Peverel Station
-  Stansted Airport – 40 minutes drive





WYCKE PLACE

Maldon Road, Maldon,
Essex, CM9 6FU

For all enquiries please call

01621 212 580

crestnicholson.com/wyckeplace

COUNTRYSIDE LIVING WITH WELL-CONNECTED CONVENIENCE

Wycke Place is an exceptional collection of 1, 2, 3, 4 & 5 bedroom homes set on the southern edge of the historic town of Maldon.

Named in the Domesday Book, Maldon is located on the River Blackwater and boasts a rich maritime history. From its roots in Roman and Anglo Saxon history to the Lightermen that ferried goods produced in Essex to the capital, Maldon's waterside location has meant that it has played a key role in the history of the county of Essex.

Whether you are looking for an open space to walk the dog, a riverfront picnic location, or a new cycle path to explore, Maldon has plenty to offer.

The Promenade Park, located on the banks of the River Blackwater is only a 5 minute drive away and features a splash park, weekly park run, children's play area and boating lake. Also within easy reach is

the Blackwater Leisure Centre which offers which offers swimming, a gym and exercise classes, ranging from aqua fit to triathlon coaching and yoga.

The town has a busy cultural calendar that includes crabbing competitions, a town regatta and heritage open days. The two most famous being the annual mud race across the estuary, and the Maldon Festival that combines theatre, opera and arts events. Inevitably, many of the local activities are water-focused with Maldon Yacht Club, Sea Cadets and similar activities in the nearby Heybridge Basin.

While the town offers many high street chains, it is the local independent shops and restaurants that give Maldon its character. The High Street plays host to

chemists, bookshops and delicatessens, and a branch of M&S Simply Food ensuring that week-to-week essentials can be found on your doorstep.

Whether you are travelling by road, bicycle, bus or on foot, Wycke Place is easily accessible and a great base from which to explore the area.

Maldon has excellent road connections being only 15 minutes from the A12 and 30 minutes from the M25. Colchester is just 30 minutes away and Chelmsford 20 minutes. For commuters, nearby Witham and Hatfield Peverel stations offer direct train services to London Liverpool Street within 45 minutes.



Map locations are approximate. Some journey times include changes. Travel times are approximate only.
Source: openstreetmap. STU9982/January 2023.





**CREST
NICHOLSON**

WYCKE PLACE

DEVELOPMENT PLAN

An attractive collection of 1, 2, 3, 4 and 5 bedroom homes set in the popular town of Maldon, Essex.

1, 2, 3, 4 & 5 BEDROOM HOMES



1 BEDROOM HOMES

- The Chelmer / The Chelmer A
- Affordable Rent
- Shared Ownership

2 BEDROOM HOMES

- The Ashted
- Affordable Rent
- Shared Ownership

3 BEDROOM HOMES

- The Hatfield
- The Chesham
- The Seaton
- Affordable Rent
- Shared Ownership

4 BEDROOM HOMES

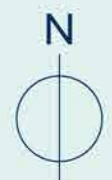
- The Filey
- The Romsey
- The Keswick
- The Marlborough
- The Winkfield
- The Dorking
- The Salcombe

5 BEDROOM HOMES

- The Buckingham
- The Stamford
- The Windsor
- The Walton

V Visitors Parking
CAS Community Amenity Space
CS Cycle Store
BCP Bin Collection Point
BSP Bin Storage Point
LAP Local Area of Play
SS Sub Station
--- Swale

FUTURE DEVELOPMENT





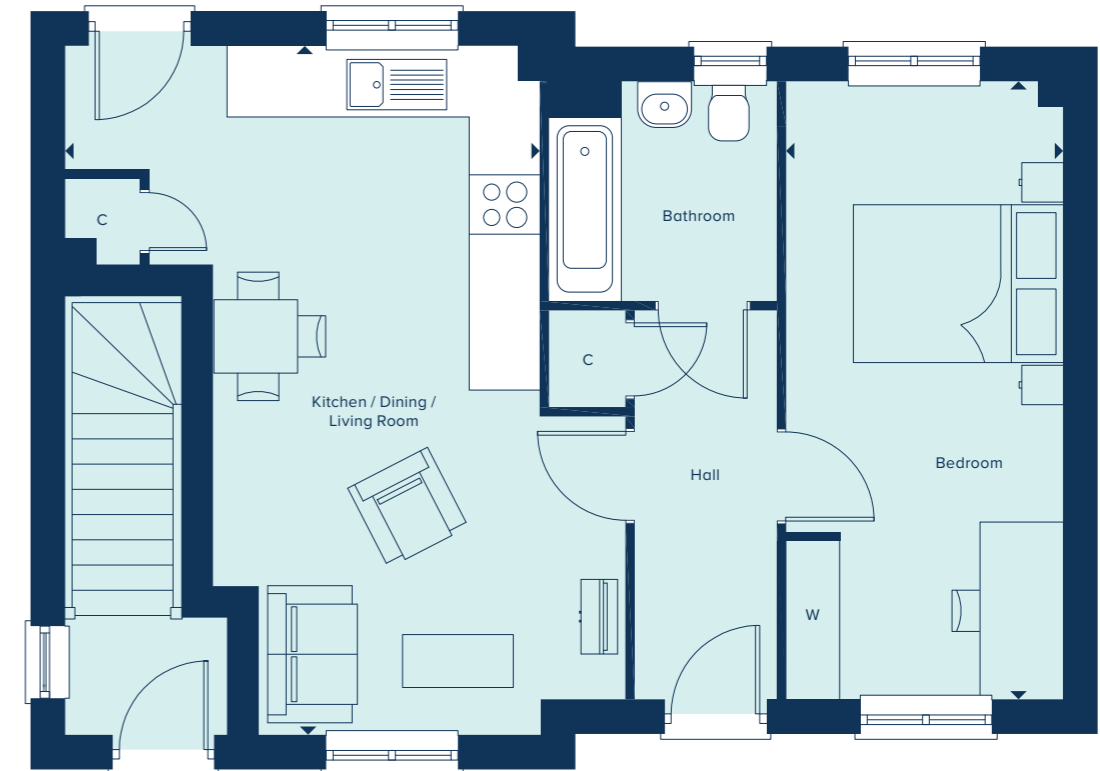
THE CHELMER
1 Bedroom Maisonette

crestnicholson.com

THE CHELMER

The Chelmer is a generously proportioned one-bedroom maisonette. It comprises a flexible open-plan kitchen, living and dining room and a separate double bedroom, in addition to a bathroom and large cupboard. The property benefits from ample light in both main rooms, with the living space also providing direct access into the garden.

1 BEDROOM MAISONETTE



GROUND FLOOR

KITCHEN / DINING / LIVING ROOM

6.37m x 4.34m 20'11" x 14'3"

BEDROOM

5.69m x 2.56m 18'8" x 8'5"

C Cupboard W Wardrobe

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THE CHELMER A
1 Bedroom Maisonette

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THE CHELMER A

The Chelmer A is a generously proportioned first floor maisonette. Stairs lead up to an open-plan kitchen, living and dining room which offers considerable flexibility. The large double bedroom includes a fitted wardrobe, which together with a large cupboard, offers ample storage space.

1 BEDROOM MAISONETTE



FIRST FLOOR

KITCHEN / DINING / LIVING ROOM

6.37m x 5.39m 20'11" x 17'8"

BEDROOM

3.81m x 3.60m 12'6" x 11'10"

C Cupboard W Wardrobe

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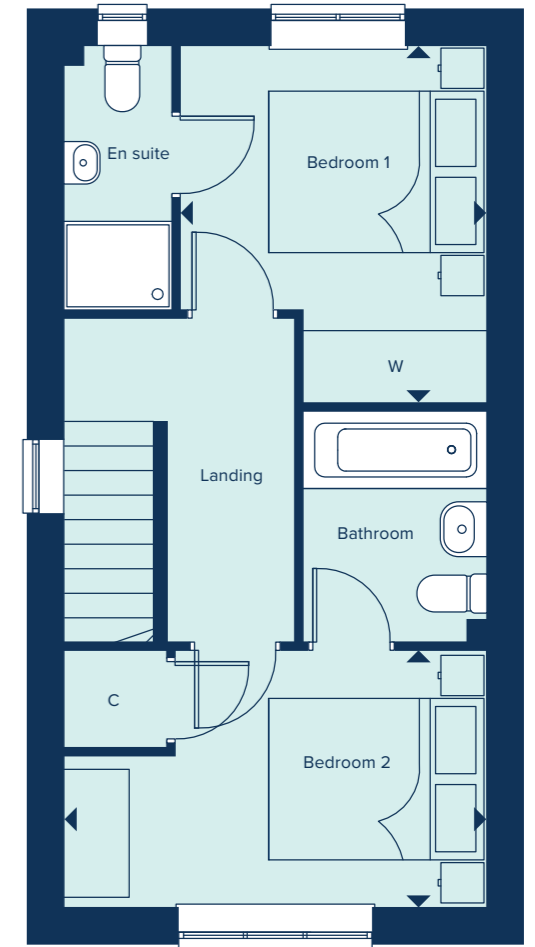
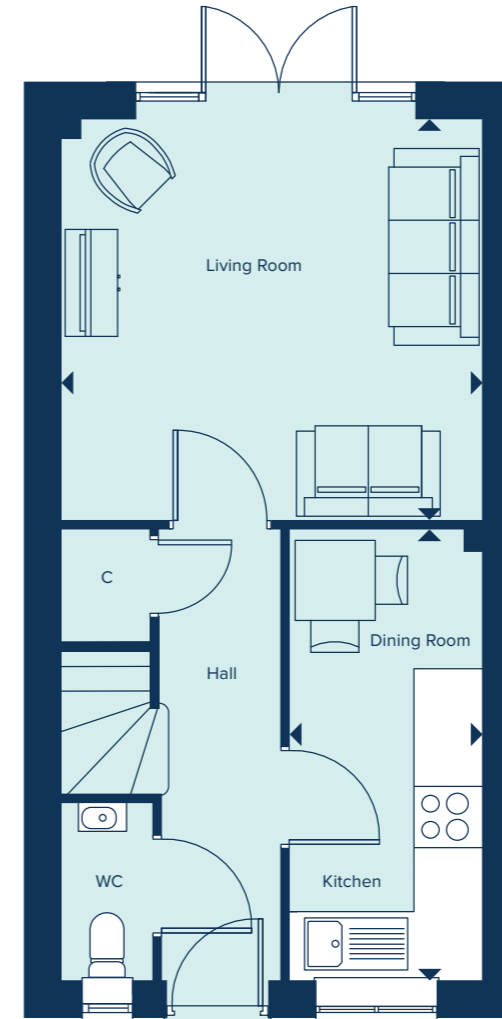
THE ASHTEAD
2 Bedroom Home

crestnicholson.com

THE ASHTEAD

The Ashtead is a generously sized two-storey semi-detached house. The property comprises two double bedrooms, a main bathroom and en suite on the first floor. Downstairs you'll find a combined living and dining room benefitting from ample natural light supplied through French doors. This is in addition to a separate kitchen and cloakroom.

2 BEDROOM HOME



GROUND FLOOR

LIVING ROOM

3.94m x 3.75m 12'11" x 12'3"

KITCHEN / DINING ROOM

4.21m x 1.81m 13'10" x 5'11"

FIRST FLOOR

BEDROOM 1

3.33m x 2.86m 10'11" x 9'4"

BEDROOM 2

3.94m x 2.39m 12'11" x 7'10"

C Cupboard W Wardrobe

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THE CHESHAM

The Chesham is a generously sized three-bedroom property. Inspired by tradition, it has a double-fronted layout and features an attractive bay window which, together with French doors, make this a beautifully bright property. A welcoming hallway leads to two spacious reception rooms: a kitchen-dining area and living room. The three bedrooms include a large main bedroom with an en suite. There is ample storage and quality fixtures and fittings throughout.

3 BEDROOM HOME



THE CHESHAM

3 Bedroom Home

crestnicholson.com

GROUND FLOOR

KITCHEN / DINING AREA

5.58m x 2.94m 18'4" x 9'8"

LIVING ROOM

5.58m x 2.88m 18'4" x 9'5"



FIRST FLOOR

BEDROOM 1

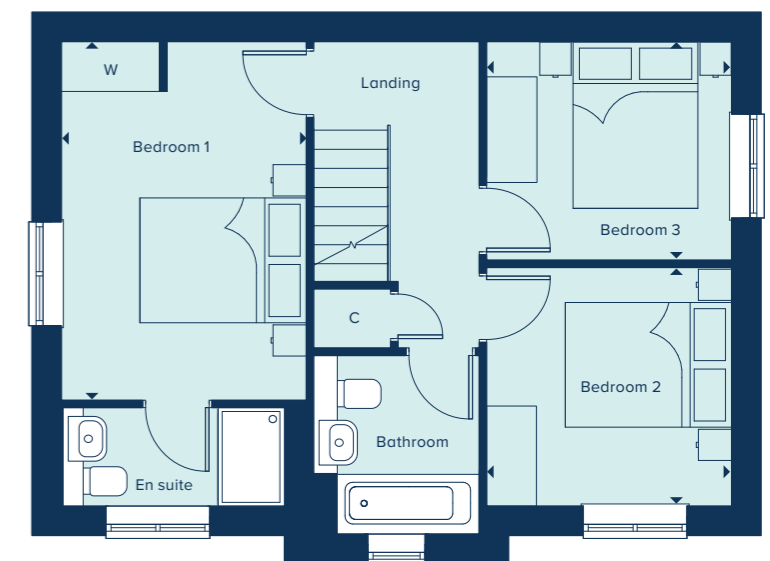
4.31m x 2.94m 14'1" x 9'8"

BEDROOM 2

2.94m x 2.87m 9'8" x 9'5"

BEDROOM 3

2.94m x 2.62m 9'8" x 8'7"



C Cupboard W Wardrobe

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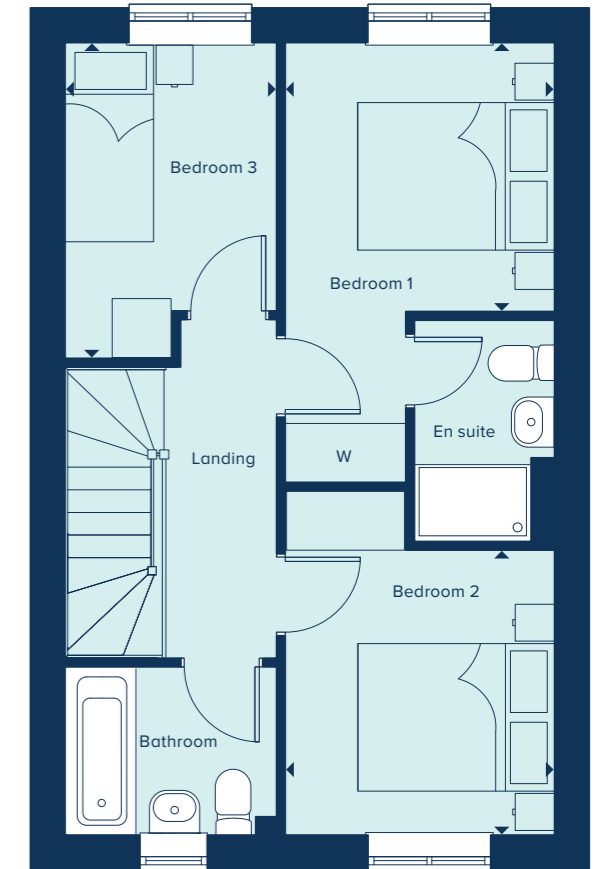
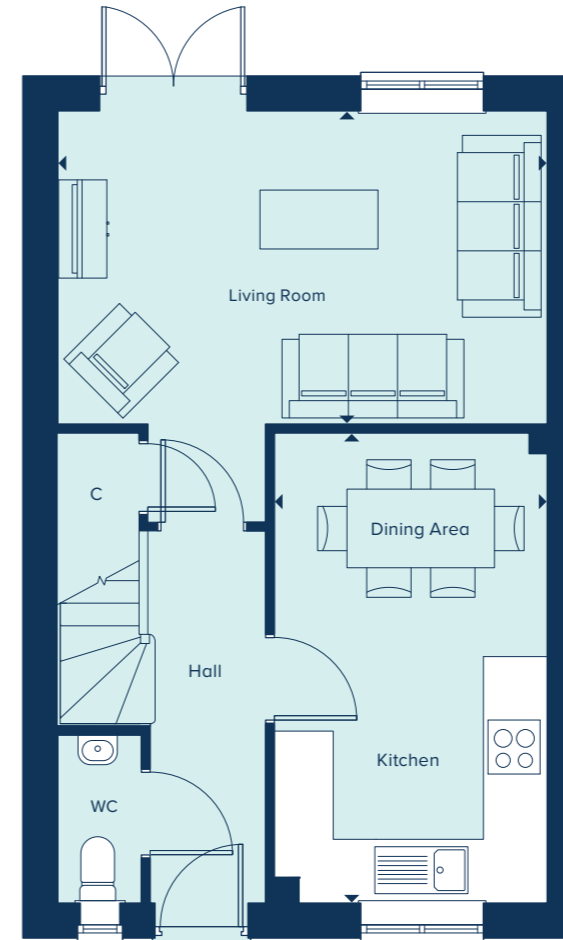
THE HATFIELD
3 Bedroom Home

crestnicholson.com

THE HATFIELD

The Hatfield is an attractive two-storey home perfect for family life, including an open-plan kitchen-dining area ideal for entertaining, in addition to a separate living room with French doors providing ample natural light and views over the private garden. Upstairs, the main bedroom has the benefit of an en suite bathroom and two further bedrooms share a family bathroom.

3 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING AREA

4.78m x 2.77m 15'8" x 9'1"

LIVING ROOM

4.97m x 3.18m 16'4" x 10'5"

FIRST FLOOR

BEDROOM 1

2.73m x 2.73m 9'0" x 8'11"

BEDROOM 2

2.89m x 2.74m 9'6" x 9'0"

BEDROOM 3

3.21m x 2.15m 10'6" x 7'0"

C Cupboard W Wardrobe

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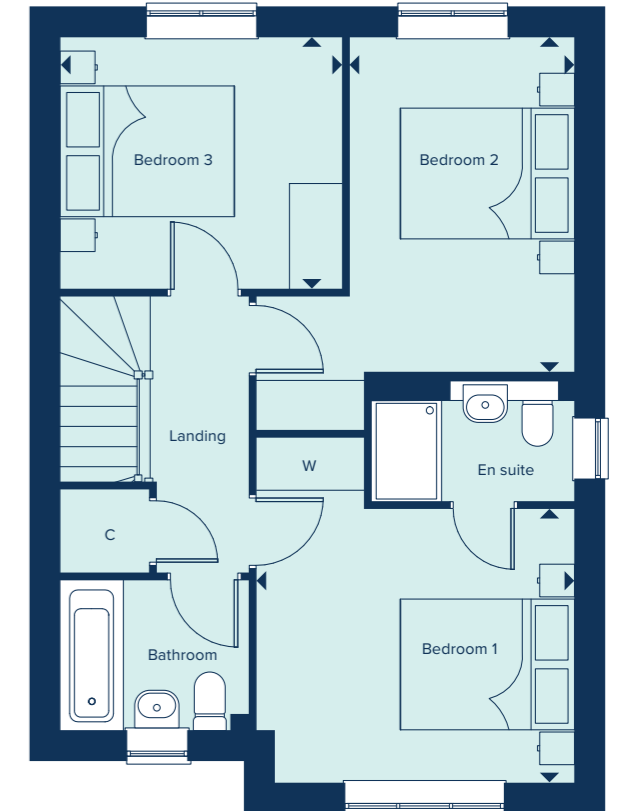
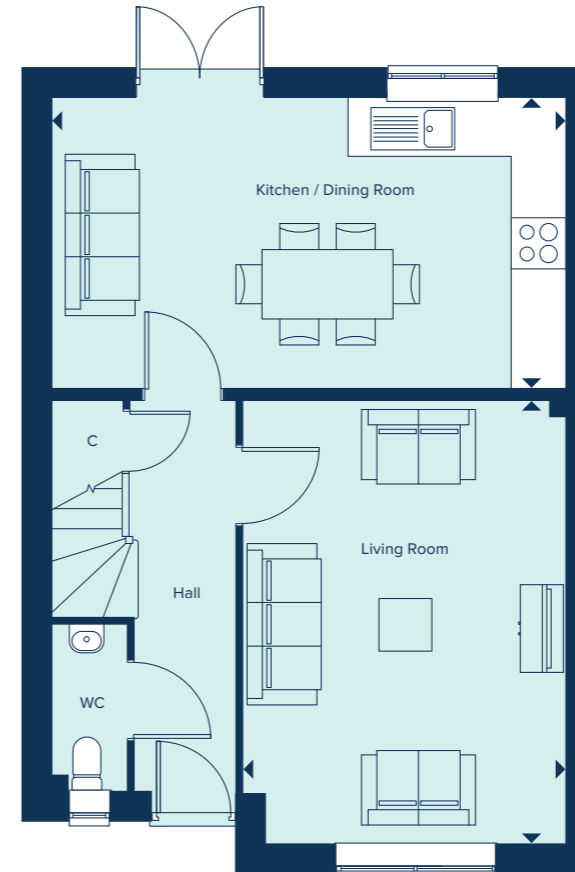
THE SEATON
3 Bedroom Home

crestnicholson.com

THE SEATON

One of the appealing factors of The Seaton is its open-plan kitchen-dining room which provides direct access to the garden allowing for ample natural light. Another is the generous main bedroom, which, with its triple-panelled window, is a light and airy room. Each of the three bedrooms is generously proportioned and the house also includes convenient storage space.

3 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING ROOM

5.86m x 3.31m 19'3" x 10'10"

LIVING ROOM

5.05m x 3.67m 16'7" x 12'1"

FIRST FLOOR

BEDROOM 1

3.62m x 3.07m 11'11" x 10'1"

BEDROOM 2

3.81m x 2.56m 12'6" x 8'5"

BEDROOM 3

3.21m x 2.87m 10'6" x 9'5"

C Cupboard W Wardrobe

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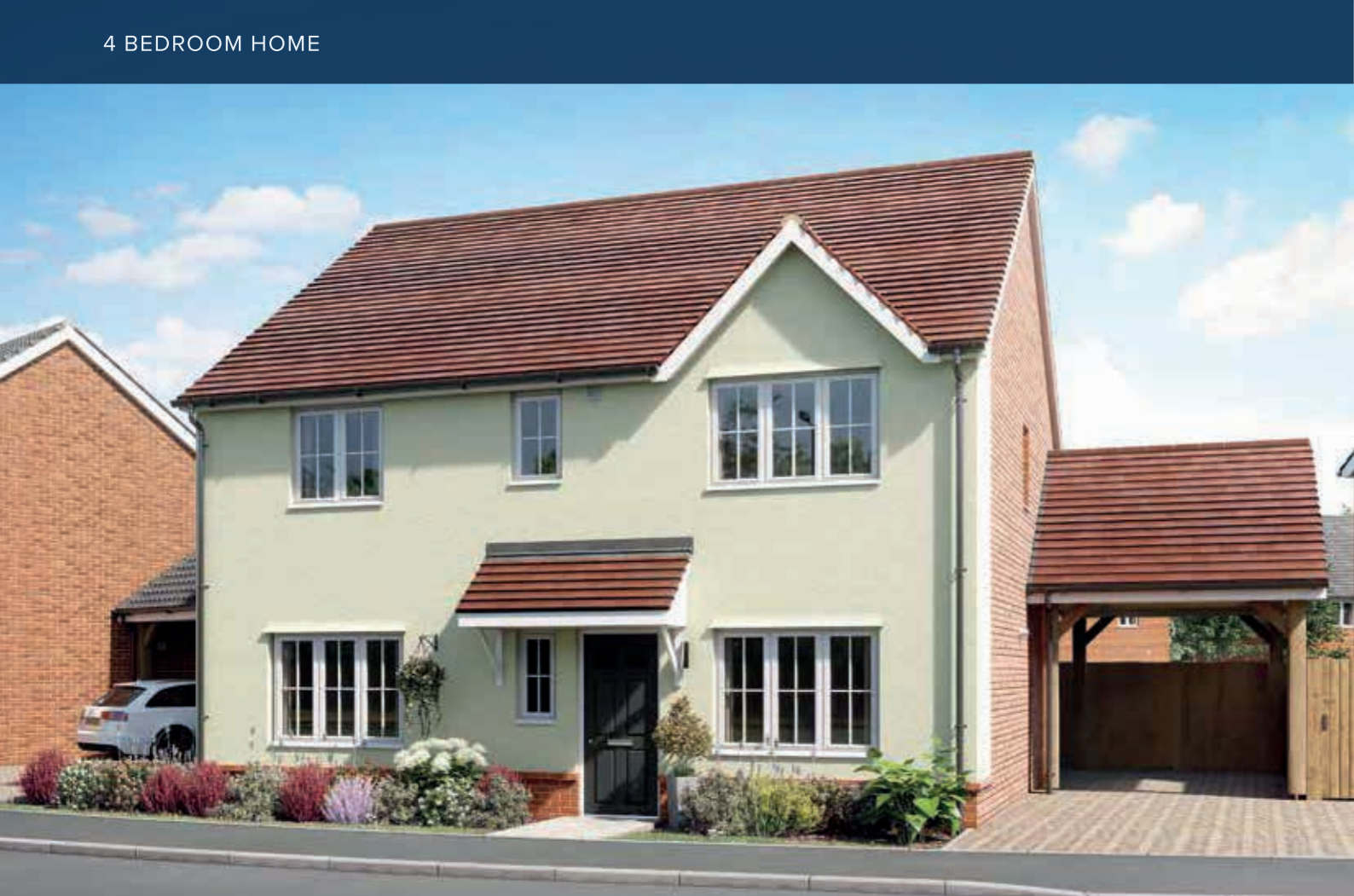
THE DORKING
4 Bedroom Home

crestnicholson.com

THE DORKING

The Dorking is a spacious and flexible four-bedroom family home of high quality throughout. Spread over two-storeys, it offers ample living and entertaining spaces including a generous kitchen-dining area and a separate living room, both of which benefit from an abundance of natural light. A study allows for the option of providing a home-working space, or alternatively can be used as a snug or playroom. Upstairs, both the large main bedroom and guest bedroom feature an en suite and two further bedrooms share a family bathroom.

4 BEDROOM HOME



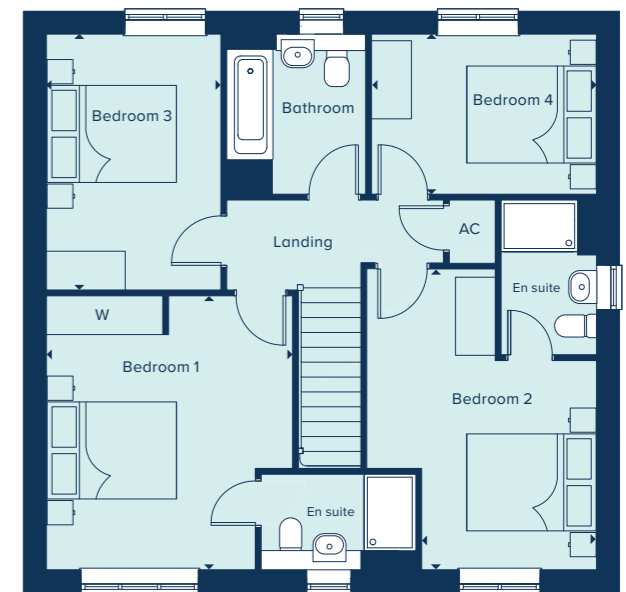
GROUND FLOOR

KITCHEN / DINING / FAMILY AREA	8.50m x 3.20m	27'11" x 10'6"
LIVING ROOM	4.93m x 3.55m	16'2" x 11'8"
STUDY	3.25m x 2.60m	10'8" x 8'6"



FIRST FLOOR

BEDROOM 1	4.23m x 3.75m	13'11" x 12'4"
BEDROOM 2	4.65m x 2.70m	15'3" x 8'10"
BEDROOM 3	3.95m x 2.69m	13'0" x 8'10"
BEDROOM 4	3.48m x 2.47m	11'5" x 8'1"



AC Airing Cupboard C Cupboard W Wardrobe • Specification

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THE FILEY (OPEN PLAN)

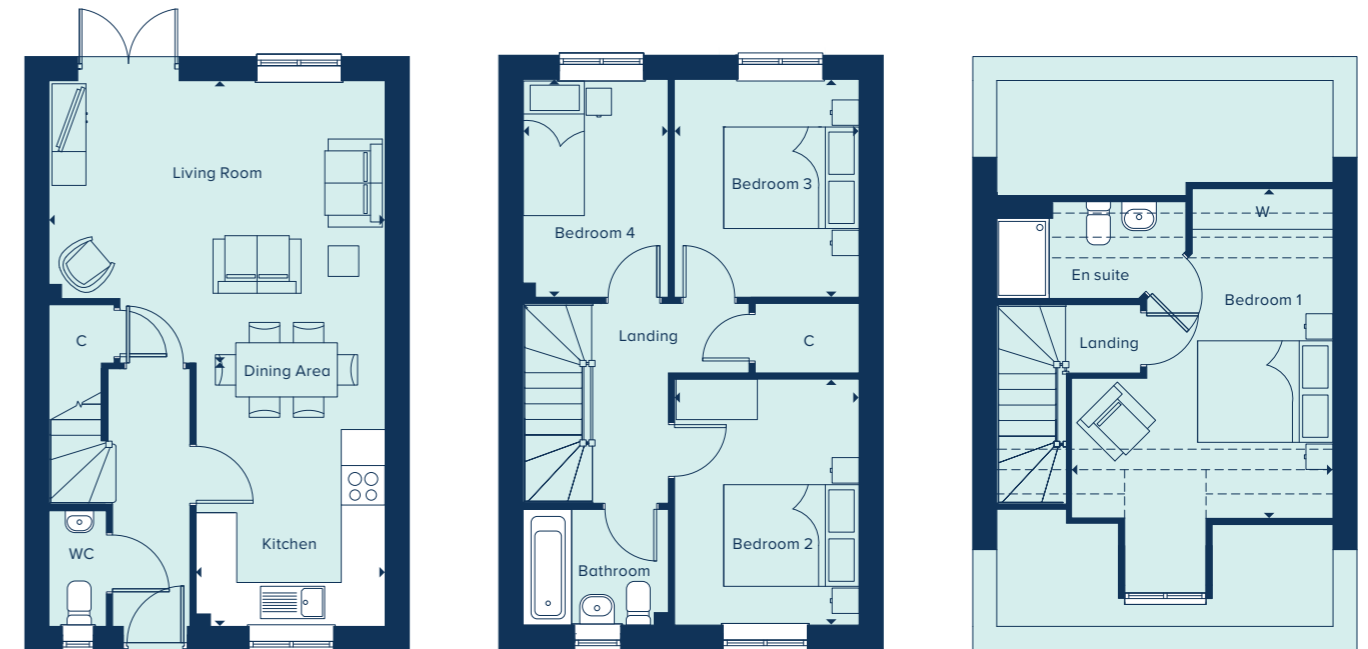
4 Bedroom Home

crestnicholson.com

THE FILEY (OPEN PLAN)

A four-bedroom family home spread over three storeys, the Filey provides flexibility and space in which to entertain. It features three double and one single bedroom, a family bathroom and an en suite to the second-floor main bedroom. The ground floor appeals to those who love open plan, with a large, kitchen, dining and living area which is popular with families. Thanks to windows front and back, and patio doors which provide access to the garden, the downstairs is flooded with natural light.

4 BEDROOM HOME



GROUND FLOOR

LIVING ROOM	4.96m x 3.19m	16'3" x 10'5"
KITCHEN / DINING AREA	4.78m x 2.79m	15'8" x 9'2"

FIRST FLOOR

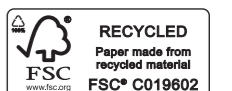
BEDROOM 2	3.63m x 2.72m	11'11" x 8'11"
BEDROOM 3	3.21m x 2.73m	10'6" x 8'11"
BEDROOM 4	3.21m x 2.14m	10'6" x 7'0"

SECOND FLOOR

BEDROOM 1	4.87m x 3.85m	15'11" x 12'7"
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C Cupboard W Wardrobe ● Specification

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THE KESWICK

Set over two-storeys, The Keswick is a spacious and intelligently laid-out family home. Its open-plan kitchen-dining area forms the heart of the house and a generous living room looks out over the private garden through patio doors. The ground floor study with its bay window also benefits from considerable natural light, providing a private space for homeworking. Upstairs, the large main bedroom has the benefit of an en suite and three further bedrooms share a family bathroom.

4 BEDROOM HOME



THE KESWICK
4 Bedroom Home

crestnicholson.com

GROUND FLOOR

KITCHEN / DINING / FAMILY AREA
6.70m x 3.03m 22'0" x 9'11"

LIVING ROOM
4.81m x 3.35m 15'9" x 11'0"

STUDY
3.41m x 2.47m 11'2" x 8'1"



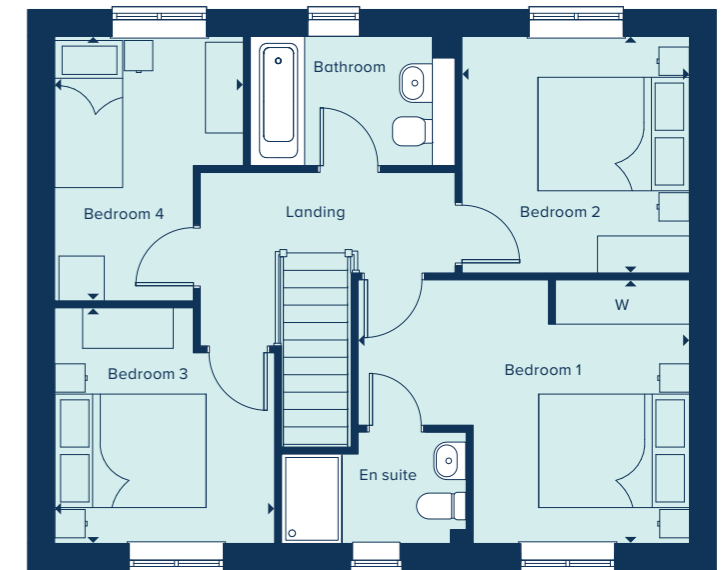
FIRST FLOOR

BEDROOM 1
4.35m x 3.48m 14'3" x 11'5"

BEDROOM 2
3.13m x 3.01m 10'3" x 9'10"

BEDROOM 3
3.12m x 2.91m 10'3" x 9'6"

BEDROOM 4
3.49m x 2.49m 11'5" x 8'2"



C Cupboard W Wardrobe ● Specification

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THE MARLBOROUGH

The Marlborough is ideally suited to modern family living, featuring ample flexible spaces. The elegant hallway provides access to the central living areas: an open-plan kitchen-dining area with utility room and a spacious, light-filled living room. Upstairs are four large bedrooms, with the main bedroom benefiting from an en suite.

4 BEDROOM HOME



THE MARLBOROUGH

4 Bedroom Home

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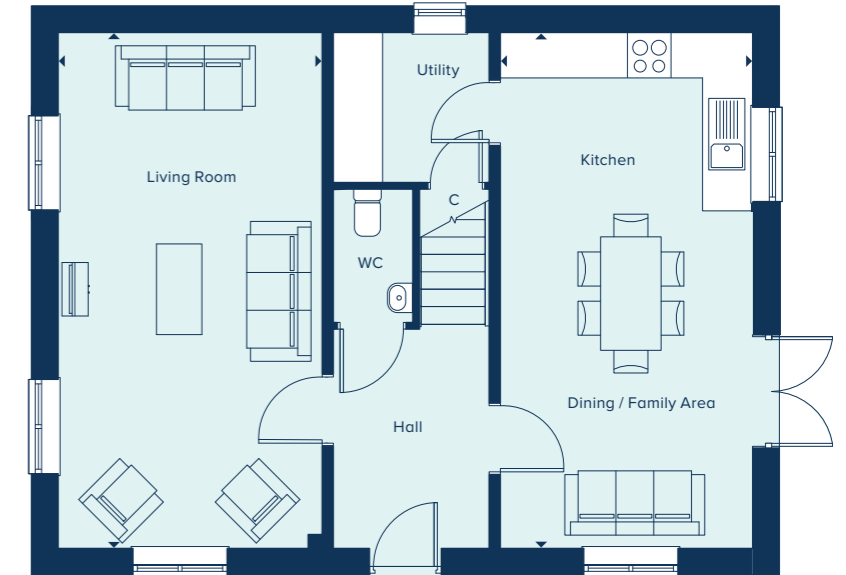
GROUND FLOOR

KITCHEN / DINING / FAMILY AREA

6.82m x 3.33m 22'4" x 10'11"

LIVING ROOM

6.82m x 3.49m 22'4" x 11'5"



FIRST FLOOR

BEDROOM 1

3.63m x 3.05m 11'1" x 10'0"

BEDROOM 2

3.39m x 3.09m 11'2" x 10'2"

BEDROOM 3

3.58m x 3.35m 11'9" x 11'0"

BEDROOM 4

3.38m x 2.50m 11'1" x 8'2"



C Cupboard W Wardrobe ● Specification

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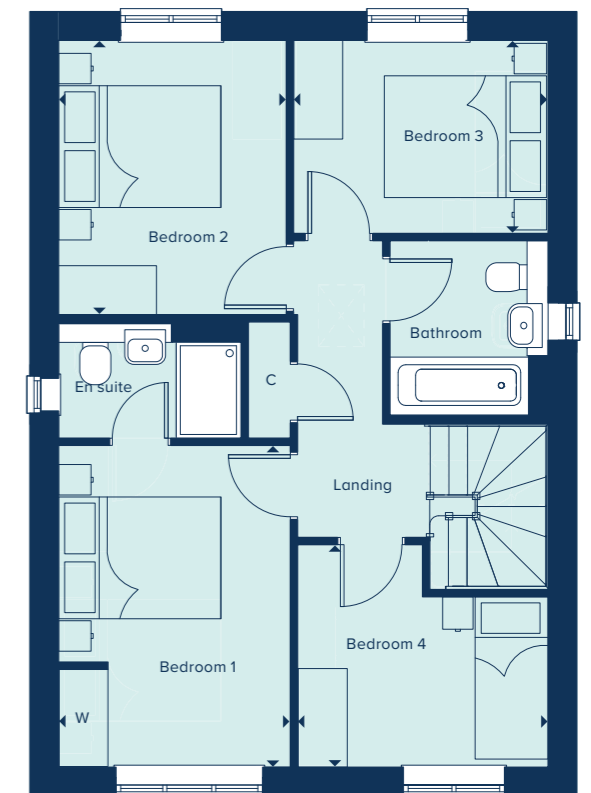
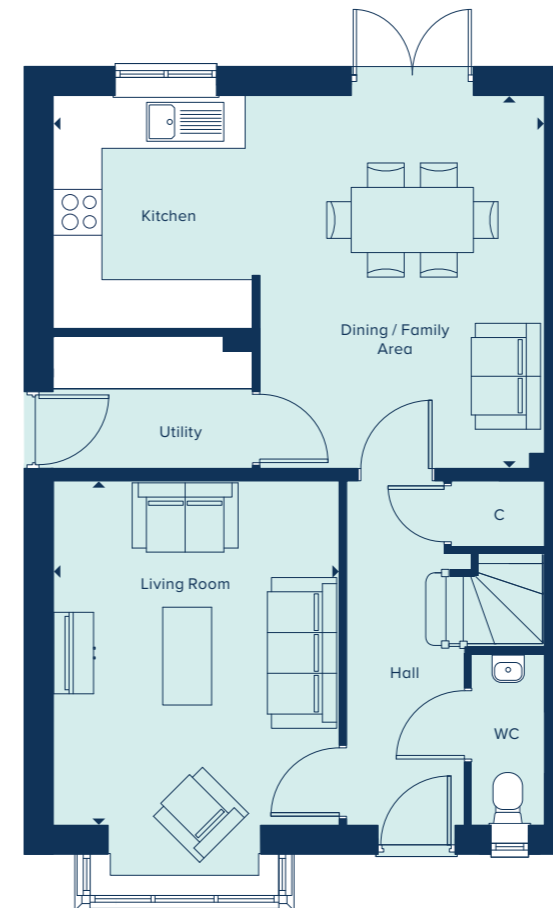
THE ROMSEY
4 Bedroom Home

crestnicholson.com

THE ROMSEY

With flexible open-plan living space and generously sized bedrooms, The Romsey is an attractive family home. The downstairs benefits from a substantial, bright and airy living room. A versatile kitchen-dining area with ample space for relaxation or play is ideally suited to family life. Upstairs are four bedrooms with an ensuite to the main bedroom and an additional family bathroom. All fixtures and fittings, kitchen and sanitaryware are of excellent quality.

4 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING / FAMILY AREA

6.03m x 4.58m 19'9" x 15'0"

LIVING ROOM

4.22m x 3.51m 13'10" x 11'6"

FIRST FLOOR

BEDROOM 1

3.96m x 2.89m 13'0" x 9'6"

BEDROOM 2

3.38m x 2.80m 11'1" x 9'2"

BEDROOM 3

3.14m x 2.39m 10'4" x 7'10"

BEDROOM 4

3.04m x 2.80m 10'0" x 9'2"

C Cupboard W Wardrobe ● Specification

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THE SALCOMBE

The Salcombe is a stunning four bedroom home with generous kitchen/dining/family area perfect for entertaining or relaxing with the family. The separate living space offers a calming space to unwind at the end of the day and the separate study perfect for home working. With four double bedrooms, the main and second bedroom complete with en-suite, this is a perfect home for a growing family.

4 BEDROOM HOME



THE SALCOMBE
4 Bedroom Home

crestnicholson.com

GROUND FLOOR

KITCHEN / DINING / FAMILY AREA		
9.97m x 3.09m		32'8" x 10'1"
LIVING ROOM		
4.59m x 4.17m		15'1" x 13'8"
STUDY		
2.49m x 2.27m		8'2" x 7'5"



FIRST FLOOR

BEDROOM 1		
3.89m x 3.11m		12'9" x 10'2"
BEDROOM 2		
3.15m x 3.13m		10'4" x 10'3"
BEDROOM 3		
3.42m x 3.10m		11'2" x 10'2"
BEDROOM 4		
3.73m x 2.96m		12'3" x 9'9"



AC Airing Cupboard C Cupboard W Wardrobe • Specification

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THE WINKFIELD
4 Bedroom Home

crestnicholson.com

THE WINKFIELD

Arranged over two-storeys, The Winkfield is an enviable family home. Its ample space perfectly accommodates entertaining, family life and homeworking. The downstairs features a flexible open-plan kitchen-dining area, in addition to a generously-sized living room and a separate home office. Upstairs, each of the four bedrooms are well proportioned with the large main bedroom featuring an en suite.

4 BEDROOM HOME



GROUND FLOOR

KITCHEN / DINING / FAMILY AREA
8.16m x 2.75m 26'9" x 9'0"

LIVING ROOM
4.82m x 3.50m 15'10" x 11'6"

STUDY
2.96m x 2.46m 9'8" x 8'1"



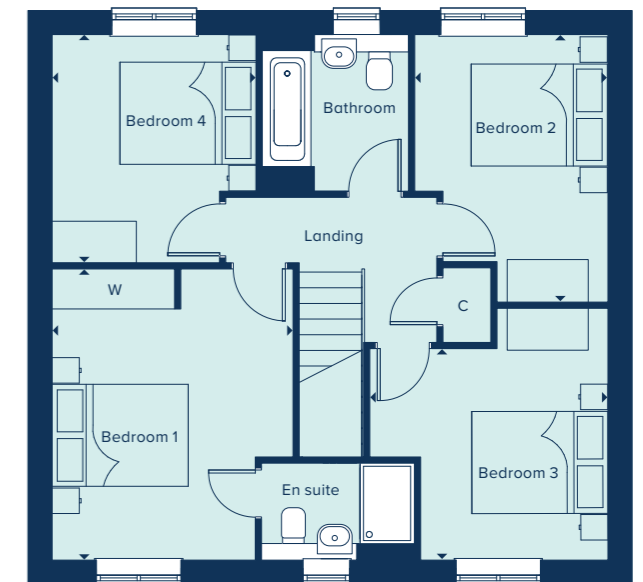
FIRST FLOOR

BEDROOM 1
4.27m x 3.48m 14'0" x 11'5"

BEDROOM 2
3.93m x 2.84m 12'11" x 9'4"

BEDROOM 3
3.50m x 3.10m 11'6" x 10'2"

BEDROOM 4
3.35m x 2.99m 11'0" x 9'10"



C Cupboard W Wardrobe ● Specification

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THE BUCKINGHAM

The Buckingham is a spacious five bedroom family home ideally suited to a large family or those who enjoy entertaining. An extensive kitchen, dining and family area extends across the rear of the property, with French doors opening into the garden, the ground floor also benefits from a separate living room, dining room and utility room. Upstairs, the main bedroom offers an en suite and the four further bedrooms share the modern family bathroom. Attention to detail and quality products feature throughout.

5 BEDROOM HOME



THE BUCKINGHAM
5 Bedroom Home

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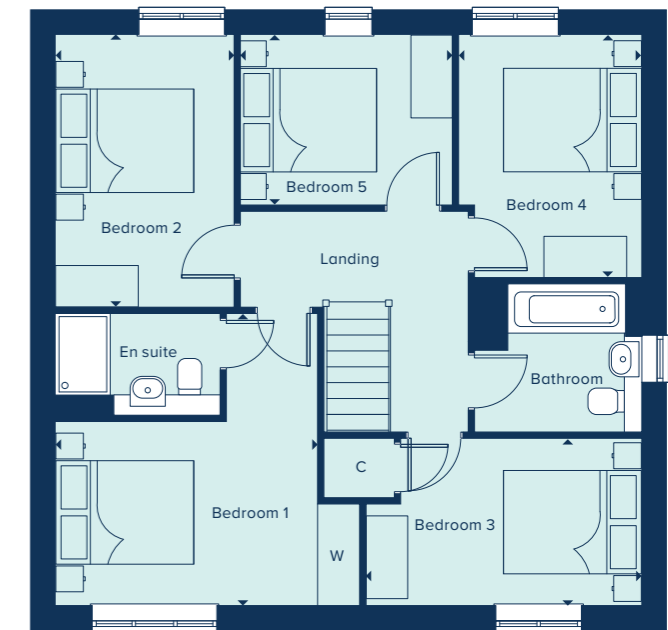
GROUND FLOOR

KITCHEN / DINING / FAMILY AREA		
8.50m x 3.20m	27'11"	x 10'6"
LIVING ROOM		
4.93m x 3.55m	16'2"	x 11'8"
STUDY		
3.25m x 2.60m	10'8"	x 8'6"



FIRST FLOOR

BEDROOM 1		
4.23m x 3.77m	13'11"	x 12'4"
BEDROOM 2		
3.95m x 2.59m	13'0"	x 8'6"
BEDROOM 3		
4.00m x 2.42m	13'1"	x 7'11"
BEDROOM 4		
3.52m x 2.66m	11'7"	x 8'8"
BEDROOM 5		
3.07m x 2.47m	10'1"	x 8'1"



C Cupboard W Wardrobe

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THE STAMFORD

The Stamford is a beautiful, modern five bedroom home ideal for a growing family. The ground floor features the stunning open space of the kitchen/dining area and utility room, which flows the full length of the house. There's enough room for a large dining table and chairs, making it ideal for entertaining friends and family. A generous living room has the benefit of delightful French doors leading out to the rear garden. The central hallway features a door to the downstairs toilet and stairway to the first floor. Upstairs are four good sized bedrooms, which are served by a family bathroom and en suite to bedroom two. Going up a further flight of stairs you are greeted by the spacious main bedroom suite which features an en-suite and fitted wardrobes.

5 BEDROOM HOME

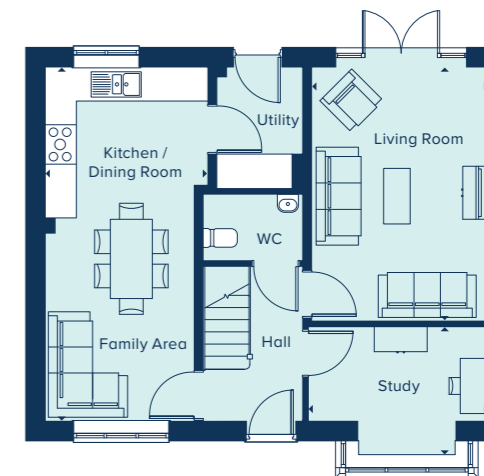


THE STAMFORD
5 Bedroom Home

crestnicholson.com

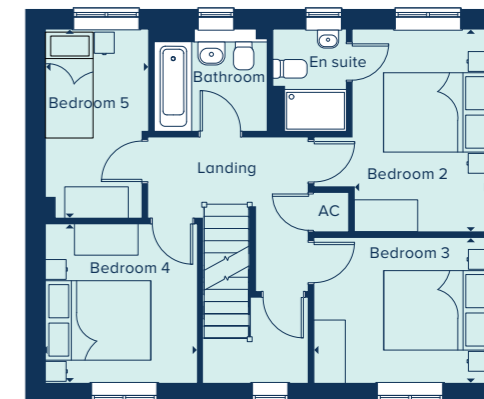
GROUND FLOOR

KITCHEN / DINING / FAMILY ROOM	
6.70m x 3.08m	22'0" x 10'1"
LIVING ROOM	
4.81m x 3.36m	15'9" x 11'0"
STUDY	
3.42m x 2.47m	11'3" x 8'1"



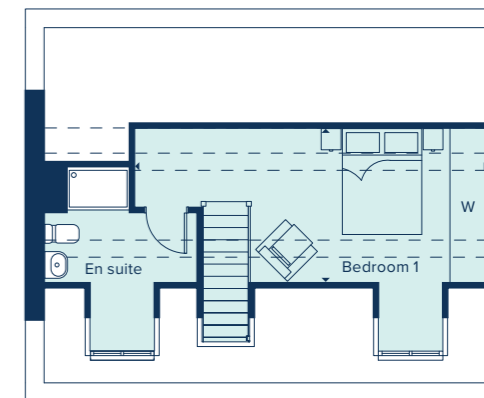
FIRST FLOOR

BEDROOM 2	
3.84m x 2.60m	12'7" x 8'6"
BEDROOM 3	
3.32m x 2.77m	10'11" x 9'1"
BEDROOM 4	
3.03m x 2.89m	9'11" x 9'6"
BEDROOM 5	
3.59m x 1.96m	11'9" x 6'5"



SECOND FLOOR

BEDROOM 1	
6.69m x 2.92m	21'11" x 9'7"



AC Airing Cupboard C Cupboard W Wardrobe ---- Reduced ceiling height

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THE WALTON

An impressive and sizeable detached property, The Walton can accommodate a large family and provides ample space to entertain. Set across three storeys, at the heart of the home is a generous open-plan kitchen, dining and family area. An additional living room and study on the ground floor are bright and airy thanks to attractive bay windows. Upstairs, the main bedroom includes an en suite bathroom and dressing room. There are four further bedrooms, which share a family bathroom and shower room.

5 BEDROOM HOME



THE WALTON
5 Bedroom Home

crestnicholson.com

GROUND FLOOR

KITCHEN / FAMILY / DINING AREA

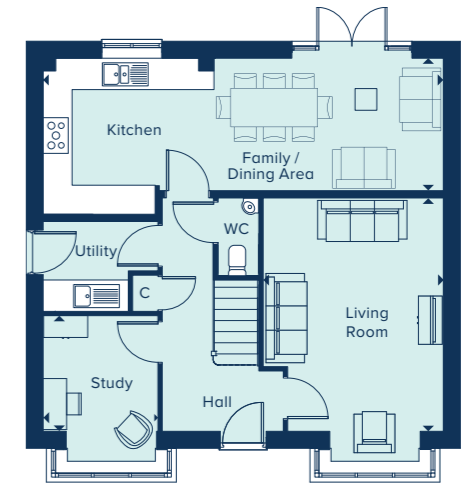
8.28m x 2.74m 27'2" x 9'0"

LIVING ROOM

4.83m x 3.72m 15'10" x 12'3"

STUDY

2.39m x 2.37m 7'10" x 7'9"



FIRST FLOOR

BEDROOM 1

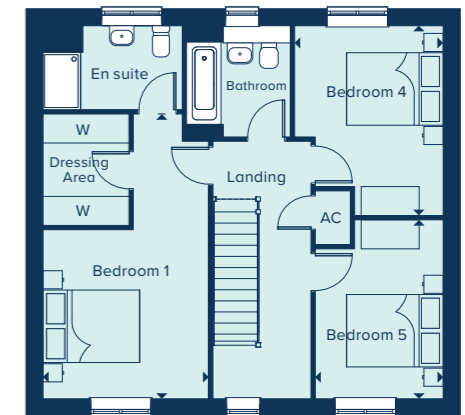
5.89m x 3.42m 19'4" x 11'3"

BEDROOM 4

3.92m x 3.07m 12'10" x 10'1"

BEDROOM 5

3.70m x 2.64m 12'2" x 8'8"



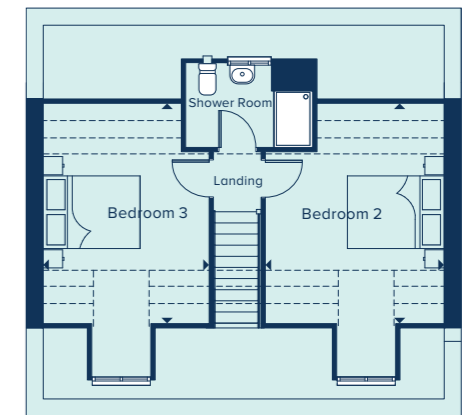
SECOND FLOOR

BEDROOM 2

4.55m x 3.69m 14'11" x 12'1"

BEDROOM 3

4.55m x 3.42m 14'11" x 11'3"



AC Airing Cupboard C Cupboard W Wardrobe ---- Reduced ceiling height

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THE WINDSOR

The Windsor is a sizeable family home with five double bedrooms, a study, a utility room and substantial living spaces. The bay window provides elegance, interest and light. But perhaps the greatest attraction is the main bedroom which, featuring an en suite and dressing room, runs the full depth of the house. Two further bedrooms and a family bathroom are situated on the first floor and on the top floor of this spacious property the two bedrooms share a shower room.

5 BEDROOM HOME

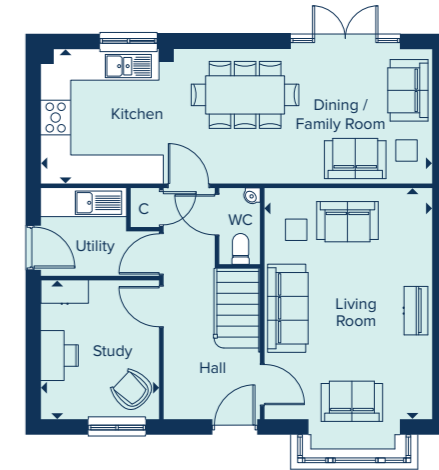


THE WINDSOR
5 Bedroom Home

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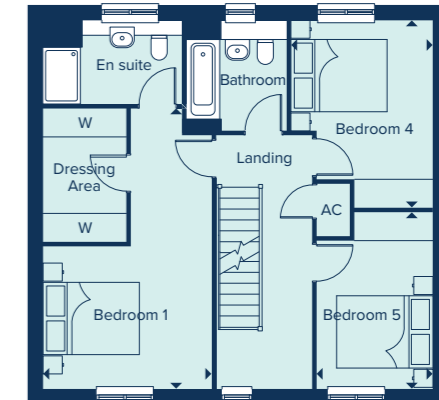
GROUND FLOOR

KITCHEN / DINING / FAMILY ROOM	
8.16m x 2.74m	26'9" x 9'0"
LIVING ROOM	
4.83m x 3.50m	15'10" x 11'6"
STUDY	
2.89m x 2.47m	9'6" x 8'1"



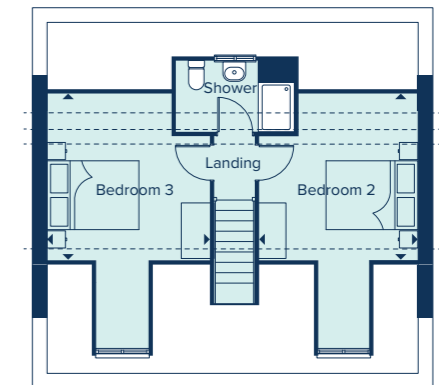
FIRST FLOOR

BEDROOM 1	
5.89m x 3.53m	19'3" x 11'7"
BEDROOM 4	
3.92m x 2.95m	12'10" x 9'8"
BEDROOM 5	
3.70m x 2.43m	12'2" x 7'11"



SECOND FLOOR

BEDROOM 2	
3.50m x 3.32m	11'6" x 10'11"
BEDROOM 3	
3.53m x 3.37m	11'7" x 11'0"



AC Airing Cupboard C Cupboard W Wardrobe ---- Reduced ceiling height

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SPECIFICATION

From attractive styling to modern integrated appliances, you will find your brand new Crest Nicholson home is highly specified throughout.

	1, 2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
KITCHEN				
Choice of soft close fitted kitchen complete with laminate work surface and upstand (subject to stage of construction)	•	•	•	•
Electric single built-in oven in stainless steel	•			
Electric built-under 1 ½ oven in stainless steel		•		
Electric built-in double oven in stainless steel			•	•
4 ring gas hob in stainless steel	•	•		
5 ring gas hob in stainless steel			•	•
Stainless steel splashback behind hob	•	•	•	•
Integrated extractor hood	•			
Stainless steel chimney extractor hood		•	•	•
Energy efficient integrated fridge/freezer	•	•	•	•
Energy efficient integrated dishwasher		•*	•	•
Energy efficient integrated washing machine	•	•**		
Single bowl sink and drainer in stainless steel	•	•		
1.5 bowl sink and drainer in stainless steel			•	•
Single lever chrome mixer tap	•	•	•	•
BATHROOM, EN SUITE AND CLOAKROOM				
Contemporary white sanitaryware	•	•	•	•
Chrome mixer taps and shower fittings	•	•	•	•
Soft close toilet seats	•	•	•	•
Full height tiling around bath with shower and folding bath screen where there is no separate shower facility in the home	•			
Half height tiling around bath where a separate shower facility is provided in the home	•	•	•	•
Full height tiling to enclosed shower area where applicable	•	•	•	•
Half height tiling to walls where other sanitaryware is fitted in bathroom and en suite	•	•	•	•
Heated white towel rail to bathrooms and en suites	•	•	•	•
Tiled splashback to basin in cloakroom	•	•	•	•

*Integrated dishwasher included if there is a utility room **Integrated washing machine included if there is no utility room.

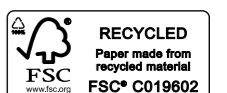


	1, 2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
UTILITY ROOM				
Sink to utility rooms ****	•	•	•	•
External door to utility rooms ***	•	•	•	•
ELECTRICAL				
Low energy LED downlighters in white to kitchen	•	•	•	•
Low energy LED downlighters in white to bathroom and en suite	•	•	•	•
Low energy lighting in all other areas	•	•	•	•
TV and data point to living room & TV point to main bedroom	•	•	•	•
Telecommunications to the home including fibre for broadband capabilities	•	•	•	•
DECORATION				
White emulsion to all rooms and ceilings	•	•	•	•
White gloss to window boards, internal doors, skirting and architraves	•	•	•	•
JOINERY AND DOORS				
Front door with multipoint locking system and chrome ironmongery	•	•	•	•
PVCu windows and patio doors with white ironmongery	•	•	•	•
White internal doors with chrome ironmongery	•	•	•	•
Fitted wardrobes to main bedroom with soft close sliding mirror fronted doors	•	•	•	•
HEATING				
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	•	•	•	•
EXTERNAL FINISHES				
Front gardens to be landscaped	•	•	•	•
Rear gardens topsoiled and rotovated	•	•	•	•
External low energy security light fitted by front door	•	•	•	•
External tap	•	•	•	•
SECURITY AND PEACE OF MIND				
Smoke, heat and carbon monoxide detectors	•	•	•	•
Two years warranty and aftercare	•	•	•	•
Complete NHBC ten year warranty	•	•	•	•

Where a utility room is fitted *Where a sink is shown on the floor plans

Crest Nicholson follows NHBC guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms.

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SPECIFICATION

From attractive styling to modern integrated appliances, you will find your brand new Crest Nicholson home is highly specified throughout.

* Applicable to plots 107 to 115, 120 to 126, 301, 302, 307 to 316

	1, 2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
KITCHEN				
Choice of soft close fitted kitchen complete with laminate worksurface and upstand (subject to stage of construction)	•	•	•	•
Electric single built-in oven in stainless steel	•			
Electric built-under 1 ½ oven in stainless steel		•		
Electric built-in double oven in stainless steel			•	•
4 ring gas hob in stainless steel	•	•		
5 ring gas hob in stainless steel			•	•
Stainless steel splashback behind hob	•	•	•	•
Integrated extractor hood	•			
Stainless steel chimney extractor hood		•	•	•
Energy efficient integrated fridge/freezer	•	•	•	•
Energy efficient integrated dishwasher		•*	•	•
Energy efficient integrated washing machine	•	•**		
Single bowl sink and drainer in stainless steel	•	•		
1.5 bowl sink and drainer in stainless steel			•	•
Single lever chrome mixer tap	•	•	•	•
BATHROOM, EN SUITE AND CLOAKROOM				
Contemporary white sanitaryware	•	•	•	•
Chrome mixer taps and shower fittings	•	•	•	•
Soft close toilet seats	•	•	•	•
Full height tiling around bath with shower and folding bath screen where there is no separate shower facility in the home	•			
Half height tiling around bath where a separate shower facility is provided in the home	•	•	•	•
Full height tiling to enclosed shower area where applicable	•	•	•	•
Half height tiling to walls where other sanitaryware is fitted in bathroom and en suite	•	•	•	•
Heated white towel rail to bathrooms and en suites	•	•	•	•
Tiled splashback to basin in cloakroom	•	•	•	•

*Integrated dishwasher included if there is a utility room **Integrated washing machine included if there is no utility room.



	1, 2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
ELECTRICAL				
Low energy LED downlighters in white to kitchen	•	•	•	•
Low energy LED downlighters in white to bathroom and en suite	•	•	•	•
Low energy lighting in all other areas	•	•	•	•
TV and data point to living room & TV point to main bedroom	•	•	•	•
Telecommunications to the home including fibre for broadband capabilities	•	•	•	•
DECORATION				
White emulsion to all rooms and ceilings	•	•	•	•
White gloss to window boards, internal doors, skirting and architraves	•	•	•	•
JOINERY AND DOORS				
Front door with multipoint locking system and chrome ironmongery	•	•	•	•
PVCu windows and patio doors with white ironmongery	•	•	•	•
White internal doors with chrome ironmongery	•	•	•	•
Fitted wardrobes to main bedroom with soft close sliding mirror fronted doors	•	•	•	•
HEATING				
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	•	•	•	•
EXTERNAL FINISHES				
Front gardens to be landscaped	•	•	•	•
Rear gardens topsoiled and rotovated	•	•	•	•
External low energy security light fitted by front door	•	•	•	•
External tap	•	•	•	•
SECURITY AND PEACE OF MIND				
Smoke, heat and carbon monoxide detectors	•	•	•	•
Two years warranty and aftercare	•	•	•	•
Complete NHBC ten year warranty	•	•	•	•

Crest Nicholson follows NHBC guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms.

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House Type Illustration

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Development Map/Site Plan

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