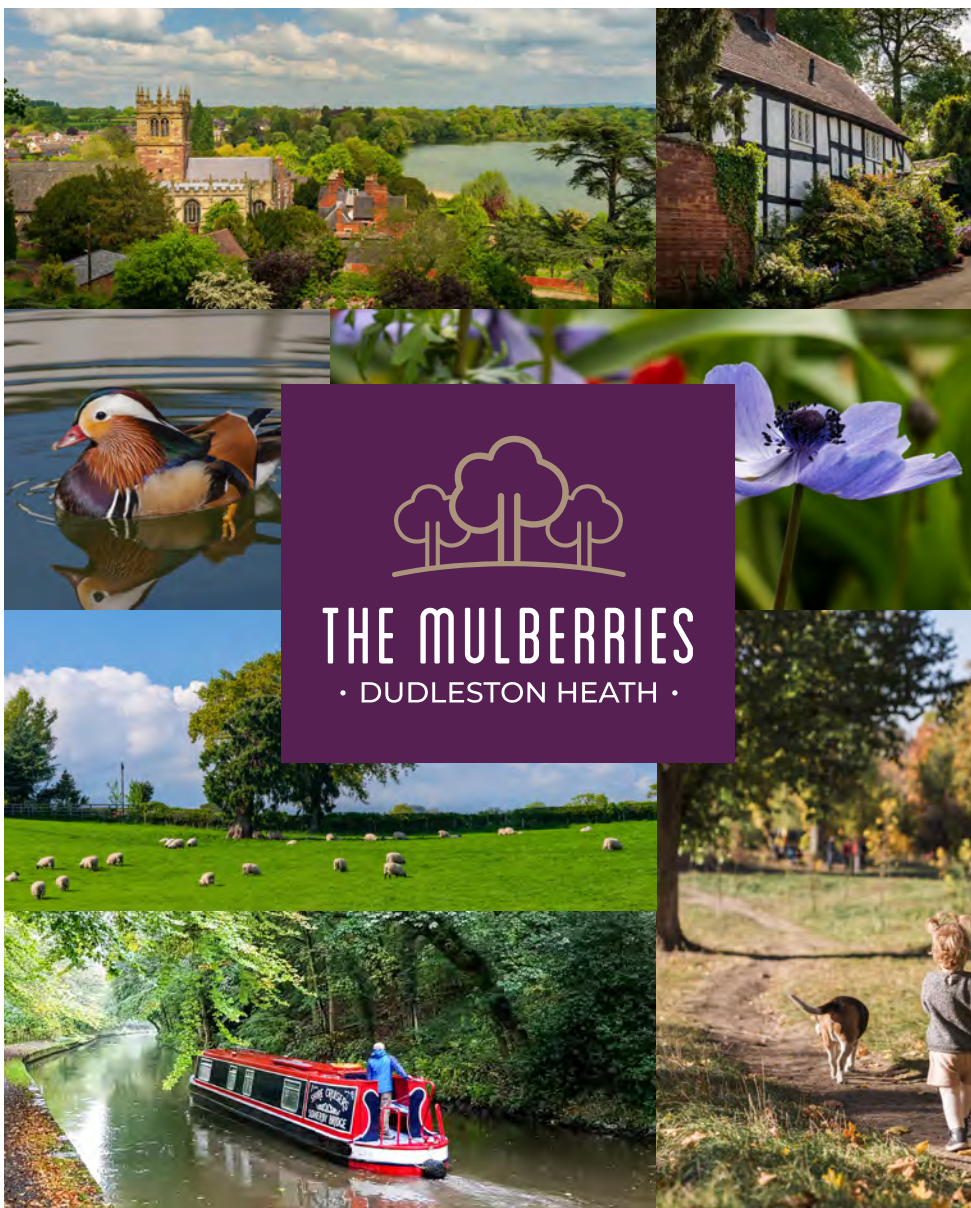




THE MULBERRIES

• DUDLESTON HEATH •



The Mulberries at Dudleston Heath is an exclusive collection of 29 elegant country homes nestled in the heart of north-west Shropshire. Designed for modern living, each home features spacious gardens and thoughtfully crafted interiors, offering a perfect balance of contemporary comfort and rural charm.

Located in the peaceful village of Dudleston Heath, this development enjoys the beauty of the nearby Shropshire Lake District, a stunning landscape of glacial meres formed during the last Ice Age. The nearby town of Ellesmere is home to Ellesmere Mere, the largest of these natural lakes, where residents can enjoy scenic walks, boating, birdwatching, and lakeside dining at The Boathouse. Other local meres, including Blake Mere, Cole Mere, and White Mere, provide opportunities for sailing, paddleboarding, and fishing, making this area a haven for outdoor enthusiasts and nature lovers.

Set in a picturesque rural location, Dudleston Heath offers the best of both worlds—with a warm, welcoming community and a range of convenient local amenities. The village features a vibrant village hall that hosts regular events, a handy post office, and the friendly Parish Hall pub. Residents also enjoy a variety of recreational facilities, including snooker, tennis, crown green bowls, and a well-maintained football pitch.

Families are well catered for with a choice of local schools. Nearby schools include Criftins CE Primary School, St Martins School, The Marches School in Oswestry, and Lakelands Academy in Ellesmere. For those seeking independent education, excellent options include Ellesmere College, Moreton Hall, Oswestry School, and Packwood Haugh—all within easy reach.



Directions from Shrewsbury

From Shrewsbury, head north on the A528, following signs for Ellesmere. Stay on the A528 for approximately 15 miles, passing through the villages of Harmer Hill, Cockshutt, and Ellesmere. As you approach Ellesmere, continue following signs for the A528 north towards Overton. After leaving Ellesmere, follow the road for around 3 miles and take a left turn signposted Dudleston Heath / Criftins. Continue along this road, following signs for Dudleston Heath, and you'll arrive at The Mulberries—a beautiful new development nestled in the heart of this peaceful village.

Directions from Wrexham

From Wrexham, take the A483 south towards Oswestry. After approximately 10 miles, take the exit for St. Martin's and Gobowen, following signs for the B5070. Continue through St. Martin's, then turn right onto the B5068 towards Dudleston Heath and Ellesmere. Drive for around 2 miles, passing through Criftins. The Mulberries at Dudleston Heath will be on your right, marked by our sales boards.



Commuting

Oswestry	9 miles
Wrexham	11 miles
Shrewsbury	19 miles
Chester	26 miles

Train Stations

Gobowen	6 miles
Shrewsbury	19 miles

Airports

Liverpool	60 miles
Manchester	55 miles





The Attingham

2 Bedroom | Semi-Detached House

850 sq ft | 79 sq m



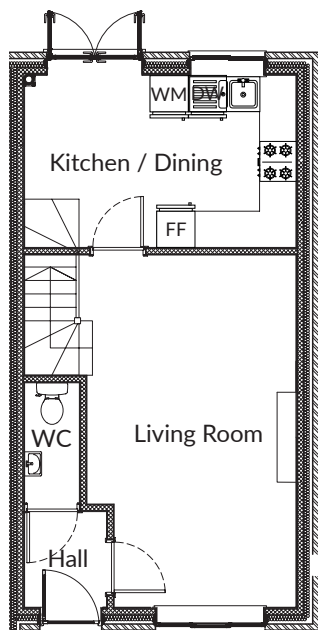
The Attingham – A Stylish Two-Bedroom Semi-Detached Home.

Designed for modern living, The Attingham offers a perfect balance of comfort and practicality in a beautifully crafted two-bedroom semi-detached home.

Step into a light-filled open-plan kitchen and dining area, designed for contemporary lifestyles and effortless entertaining, leading seamlessly into a spacious living room—a welcoming space to relax and unwind. A conveniently placed cloakroom/WC adds to the practicality of the ground floor.

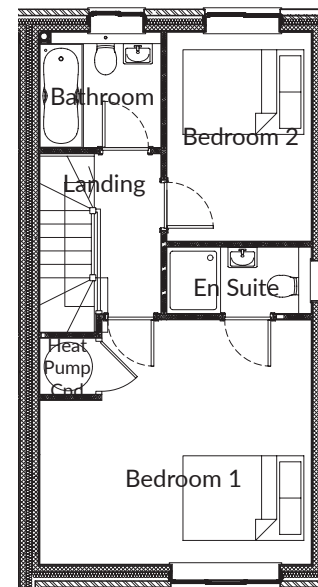
Upstairs, two generously sized double bedrooms provide peaceful retreats, with the master bedroom boasting its own elegant en-suite—a private sanctuary for added comfort. A stylish family bathroom completes the first floor, serving the second bedroom with modern convenience.

With its smart layout, high-quality finishes, and contemporary design, The Attingham is the perfect choice for first-time buyers, professionals, or those looking to downsize without compromise.



Ground Floor

Room	Dimensions (m)	Dimensions (ft)
Hall	1.4 x 1.6	4.6 x 5.2
Living Room	3.5 x 5.8	11.5 x 19.0
WC	0.9 x 2.0	3.0 x 6.6
Kitchen / Dining	4.5 x 2.8	14.8 x 9.2



First Floor

Room	Dimensions (m)	Dimensions (ft)
Bedroom 1	4.5 x 4.0	14.8 x 13.1
En Suite	1.1 x 2.4	3.6 x 7.9
Bedroom 2	3.5 x 2.4	11.5 x 7.9
Bathroom	2.0 x 1.9	6.6 x 6.2

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Key:

WM – Plumbing & space for Washing Machine
 DW – Plumbing & space for Dishwasher
 FF – Integrated Fridge Freezer
 Cpd – Cupboard



The Blenheim

3 Bedroom | Semi-detached House

93 Sq M | 1001 sq ft

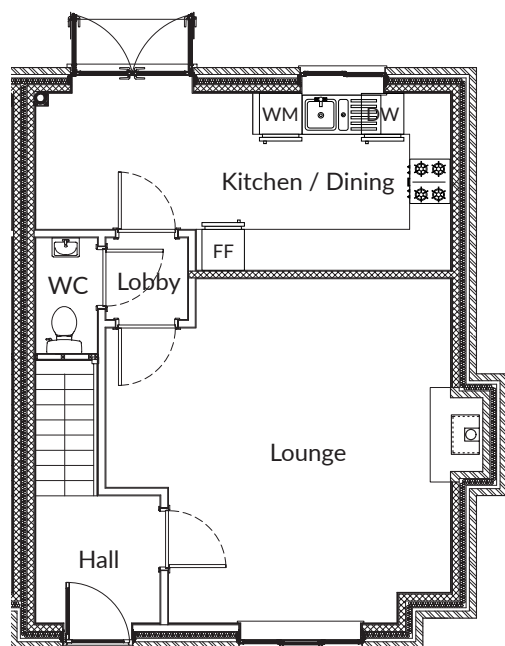


A beautifully designed three-bedroom semi-detached home that blends style and practicality.

Set within the peaceful village of Dudleston Heath, The Blenheim is more than just a house—it's a place to call home. Designed with everyday living in mind, this energy-efficient home offers comfort, warmth, and style throughout. Whether you're sharing a family meal, working from home, or enjoying quiet evenings in the garden, The Blenheim provides the space and flexibility to suit modern lifestyles in a beautifully rural setting.

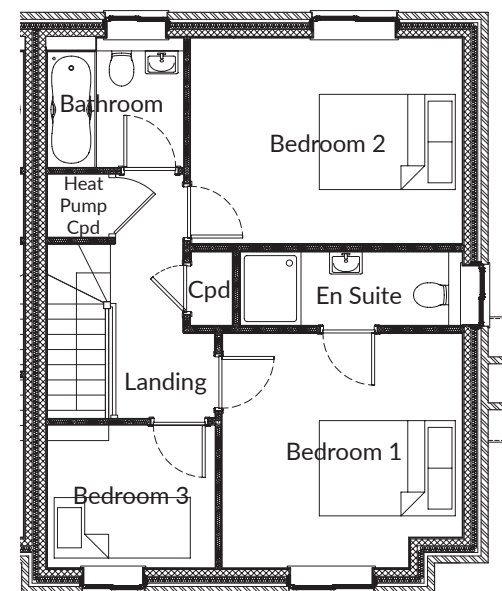
The spacious open-plan kitchen and dining area is perfect for family life, with French doors opening onto the garden for seamless indoor-outdoor living. The generous lounge provides a warm and inviting space to relax. A cloakroom adds extra convenience. Upstairs, the master bedroom boasts a luxurious en-suite, accompanied by two further bedrooms and a stylish family bathroom. Designed for modern living, The Blenheim offers a perfect balance of comfort and elegance.





Ground Floor

Room	Dimensions (m)	Dimensions (ft)
Hall	1.9 x 1.8	6.2 x 6.0
Lounge	5.0 x 5.1	16.6 x 16.6
Kitchen / Dining	6.1 x 2.6	20.0 x 8.5



First Floor

Room	Dimensions (m)	Dimensions (ft)
Bedroom 1	3.5 x 3.5	11.3 x 11.6
En Suite	3.3 x 1.1	10.8 x 3.6
Bedroom 2	4.0 x 3.0	13.1 x 9.9
Bedroom 3	2.5 x 2.1	8.1 x 6.9
Bathroom	2.0 x 1.9	6.6 x 6.2

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The Grosvenor

3 Bedroom | Semi-Detached House

1001 sq ft | 93 sq m



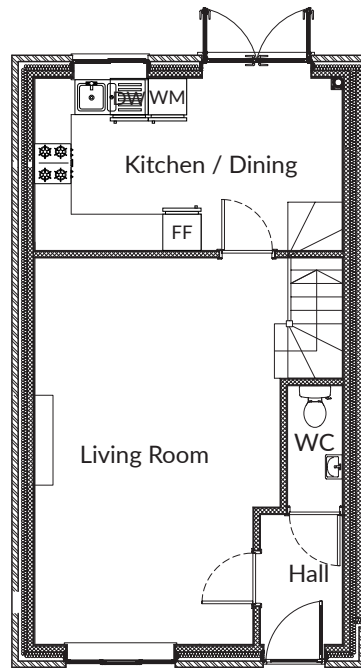
The Grosvenor – A Spacious Three-Bedroom Semi-Detached Home.

Designed with families in mind, The Grosvenor offers a superb blend of space, style, and practicality in this beautifully crafted three-bedroom semi-detached home.

The heart of the home is the open-plan kitchen and dining area, where modern design meets functionality—perfect for entertaining or relaxed family meals. A bright and airy living room provides a welcoming retreat, while a downstairs cloakroom/WC adds everyday convenience.

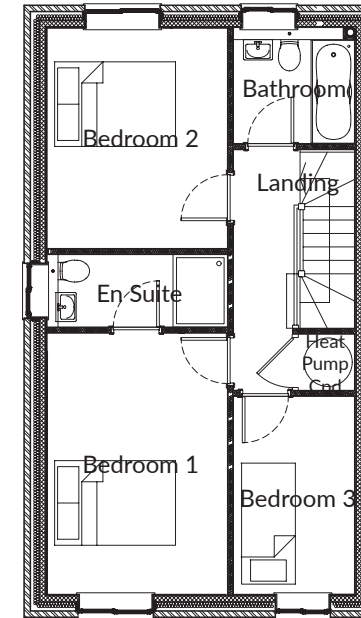
Upstairs, three well-proportioned bedrooms offer ample space for growing families or visiting guests. The master bedroom features a luxurious en-suite, creating a private haven of comfort. A stylish family bathroom serves the remaining bedrooms, completing the thoughtfully designed first floor.

With its elegant layout, contemporary finishes, and generous living spaces, The Grosvenor is the ideal home for those seeking comfort and style in a thriving community.



Ground Floor

Room	Dimensions (m)	Dimensions (ft)
Hall	1.4 x 2.1	4.6 x 6.9
Living Room	4.0 x 6.4	13.1 x 21.0
WC	0.9 x 2.0	3.0 x 6.6
Kitchen / Dining	5.1 x 2.8	16.7 x 9.2



First Floor

Room	Dimensions (m)	Dimensions (ft)
Bedroom 1	4.3 x 3.0	14.1 x 9.8
En Suite	1.2 x 3.0	3.9 x 9.8
Bedroom 2	3.6 x 3.0	11.8 x 9.8
Bedroom 3	3.3 x 2.0	10.8 x 6.6
Bathroom	2.0 x 1.9	6.6 x 6.2

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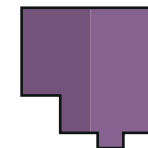


The Kinton

2 Bedroom | Detached Bungalow

Bungalow: 753 sq ft | 70 sq m

Garage: 225 sq ft | 21 sq m



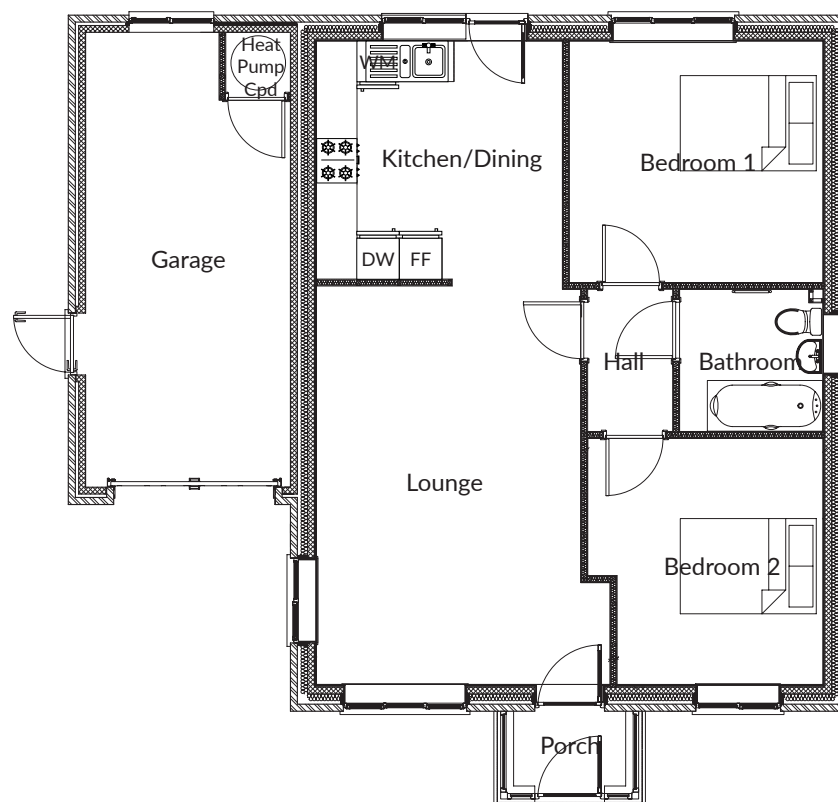
The Kinton – A Thoughtfully Designed Two-Bedroom Bungalow.

Perfectly suited to single-level living, The Kinton is a stylish two-bedroom bungalow offering comfort, convenience, and contemporary charm.

At its heart is a spacious open-plan kitchen and dining area, ideal for everyday living and hosting guests, which flows seamlessly into a light-filled living room. A generous hallway links the living spaces to two well-proportioned double bedrooms, each offering a calm and relaxing retreat.

A sleek and functional bathroom serves both bedrooms, while thoughtful touches such as a dedicated utility area and integrated storage solutions ensure a clutter-free lifestyle. The home also includes an attached garage, providing secure parking and additional storage.

The Kinton combines practical living with elegant design—an ideal choice for downsizers, couples, or anyone seeking the ease of a single-storey home without compromising on style.



Ground Floor

Room	Dimensions (m)	Dimensions (ft)
Lounge	5.8 x 3.9	19.0 x 12.8
Kitchen/Dining	3.6 x 3.5	11.8 x 11.5
Garage	5.7 x 3.0	18.7 x 9.8

Room	Dimensions (m)	Dimensions (ft)
Bedroom 1	3.7 x 3.5	12.1 x 11.5
Bedroom 2	3.5 x 3.6	11.5 x 11.8
Bathroom	2.1 x 2.1	6.9 x 6.9

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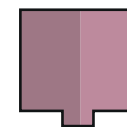


The Sutton

4 Bedroom | Detached House

House: 1361 sq ft | 126 sq m

Garage: 243 sq ft | 23 sq m



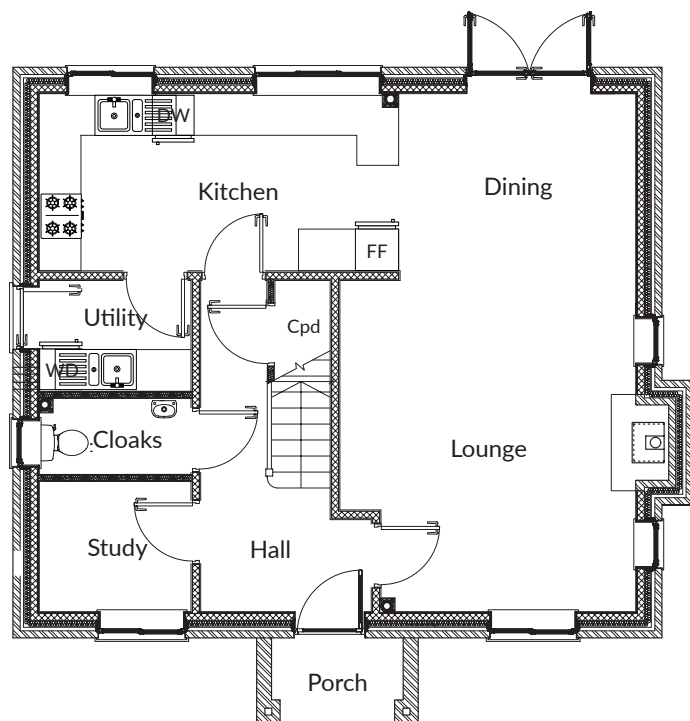
The Sutton – A Spacious Four-Bedroom Home Designed for Modern Living.

With generous living spaces and a well-thought-out layout, The Sutton is a beautifully designed four-bedroom home that perfectly balances style and practicality.

Step inside to a welcoming hallway leading to a bright and airy lounge, ideal for relaxation. The open-plan kitchen and dining area creates the perfect space for family life and entertaining, seamlessly connecting to a separate utility room for added convenience. A dedicated study provides a quiet retreat for home working, while a cloakroom/WC completes the thoughtfully designed ground floor.

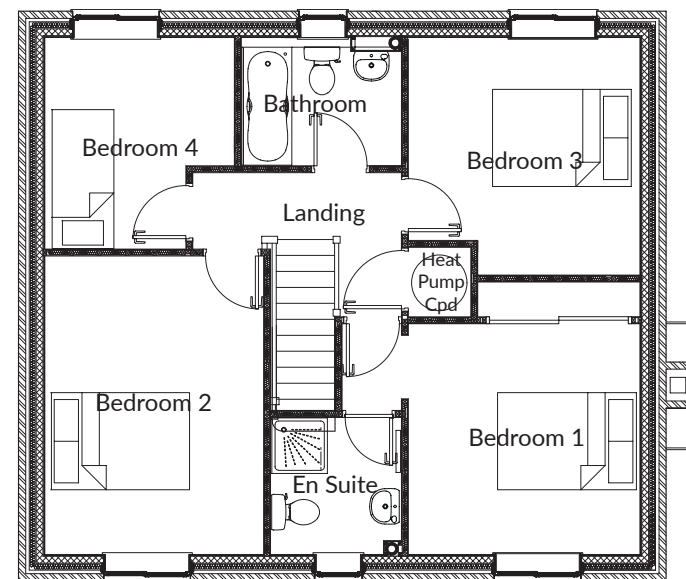
Upstairs, four well-proportioned bedrooms offer ample space for growing families or guests. The master suite boasts its own elegant en-suite bathroom, providing a private sanctuary, while a stylish family bathroom serves the remaining bedrooms.

With its spacious layout, high-quality finishes, and practical features, The Sutton is a home designed for modern living—offering comfort, style, and space in equal measure.



Ground Floor

Room	Dimensions (m)	Dimensions (ft)
Hall	4.8 x 2.5	15.7 x 8.2
Study	2.2 x 1.9	7.2 x 6.2
Cloaks	2.2 x 1.1	7.2 x 3.6
Lounge	4.9 x 4.2	16.1 x 13.8
Dining	3.4 x 2.5	11.2 x 8.2
Kitchen	5.2 x 2.5	17.1 x 8.2
Utility	2.2 x 1.6	7.2 x 5.2



First Floor

Room	Dimensions (m)	Dimensions (ft)
Bedroom 1	3.9 x 4.3	12.8 x 14.1
En Suite	1.9 x 2.0	6.2 x 6.6
Bedroom 2	4.3 x 3.1	14.1 x 10.2
Bedroom 3	3.3 x 3.4	10.8 x 11.2
Bedroom 4	2.7 x 3.0	8.9 x 9.8
Bathroom	2.3 x 1.9	7.5 x 6.2



The Twyford

3 Bedroom | Detached House

House: 1195 sq ft | 111 sq m

Garage: 167 sq ft | 16 sq m



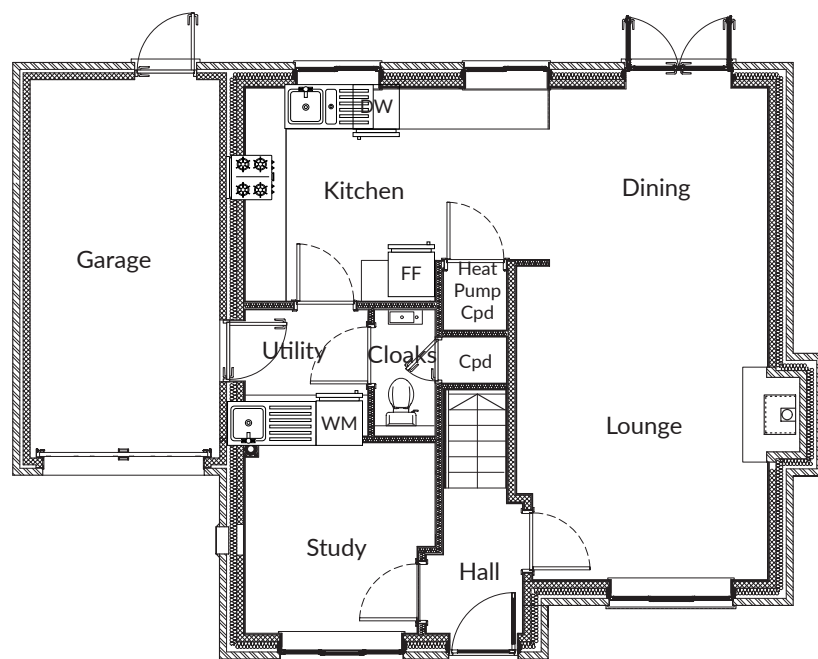
A Stunning Three-Bedroom Detached Home Designed for Modern Living.

Discover the perfect blend of style and practicality in this highly sought-after three-bedroom detached home. The heart of the house is the contemporary open-plan kitchen and dining area, complete with sleek finishes and French doors that open onto the garden—ideal for seamless indoor-outdoor living.

A spacious lounge offers a warm, inviting atmosphere, while a separate study provides the perfect space for home working or quiet relaxation. Practicality meets convenience with a dedicated utility/cloakroom and direct access to the attached single garage.

Upstairs, three generously sized double bedrooms offer ample space for family life. The master suite is a true retreat, boasting its own elegant en-suite, while a stylish family bathroom serves the remaining bedrooms.

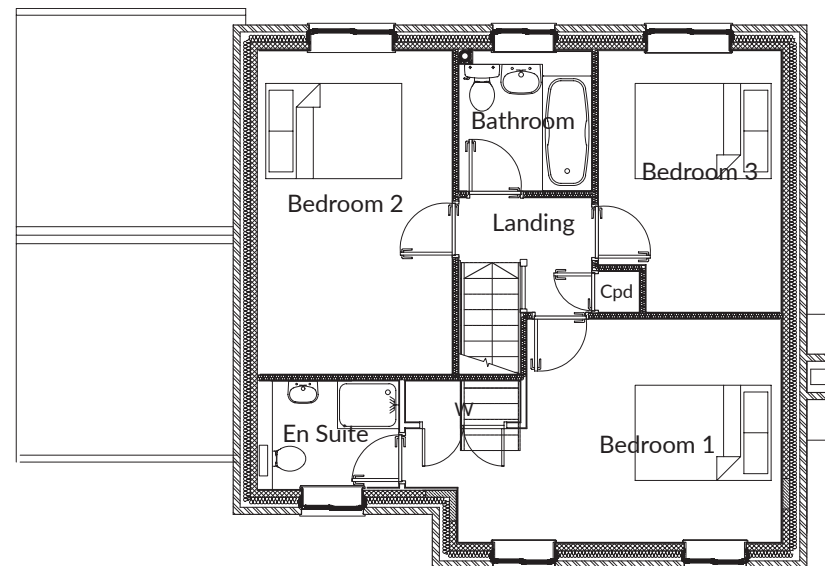
This thoughtfully designed home combines contemporary comfort with timeless appeal - perfect for modern family living.



Ground Floor

Room	Dimensions (m)	Dimensions (ft)
Hall	2.1 x 1.1	6.9 x 3.6
Study	2.8 x 2.8	9.2 x 9.2
Lounge	4.6 x 3.7	15.1 x 12.1
Dining	2.6 x 3.2	8.5 x 10.5
Kitchen	4.5 x 3.1	14.8 x 10.2
Utility	1.8 x 1.8	5.9 x 5.9
Cloaks	0.9 x 1.8	3.0 x 5.9
Garage	5.6 x 2.8	18.4 x 9.2

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First Floor

Room	Dimensions (m)	Dimensions (ft)
Bedroom 1	5.5 x 3.3	18.0 x 10.8
En Suite	2.0 x 1.6	6.6 x 5.2
Bedroom 2	4.8 x 2.8	15.7 x 9.2
Bedroom 3	2.7 x 3.9	8.9 x 12.8
Bathroom	1.9 x 2.0	6.2 x 6.6

Key:

WM – Plumbing & space for Washing Machine
 DW – Plumbing & space for Dishwasher
 FF – Integrated Fridge Freezer
 Cpd - Cupboard
 W - Wardrobe



The Windsor

2 Bedroom | Semi-detached House

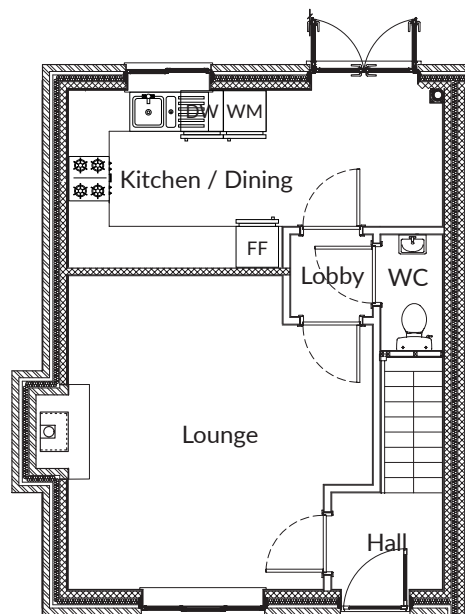
79 Sq M | 850 Sq ft



A beautifully designed two-bedroom semi-detached home that blends style and practicality.

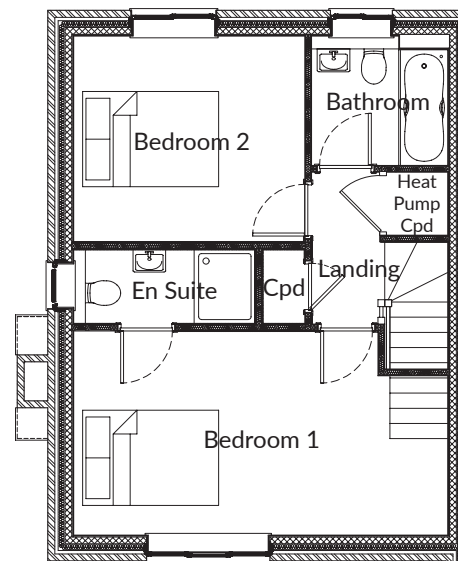
Perfect for first-time buyers, downsizers, or anyone seeking a low-maintenance home with a high-quality finish, The Windsor offers the ideal mix of simplicity and sophistication. Every element has been considered to support modern lifestyles, from energy-efficient features to bright, flexible living spaces—all within the peaceful rural setting of Dudleston Heath.

The spacious open-plan kitchen and dining area is perfect for family life, with French doors opening onto the garden for seamless indoor-outdoor living. The generous lounge provides a warm and inviting space to relax. A cloakroom adds extra convenience. Upstairs, the master bedroom boasts a luxurious en-suite, accompanied by a second double bedroom and a stylish family bathroom. Designed for modern living, The Windsor offers a perfect balance of comfort and elegance.



Ground Floor

Room	Dimensions (m)	Dimensions (ft)
Hall	1.6 x 1.4	5.2 x 4.6
Lounge	4.5 x 4.6	14.8 x 15.1
WC	0.9 x 1.7	3.0 x 5.6
Kitchen / Dining	5.5 x 2.6	18.0 x 8.5



First Floor

Room	Dimensions (m)	Dimensions (ft)
Bedroom 1	5.5 x 3.0	18.0 x 9.8
En Suite	1.1 x 2.7	3.6 x 8.9
Bedroom 2	3.4 x 3.0	11.2 x 9.8
Bathroom	2.0 x 1.9	6.6 x 6.2

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Key:

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The Wooton

4 Bedroom | Detached House

House: 1329 sq ft | 124 sq m

Garage: 167 sq ft | 15.5 sq m



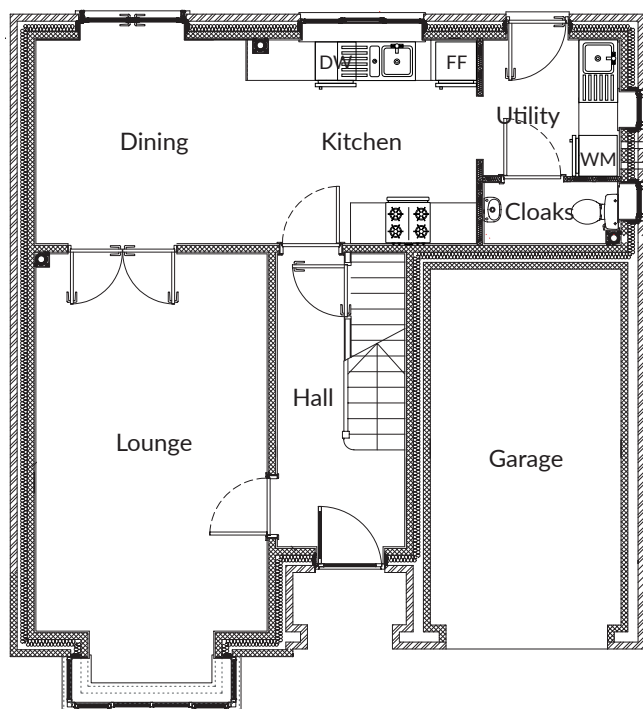
The Wooton is an impressive four-bedroom detached home that beautifully combines timeless design with modern family living.

Step into a spacious hallway leading to a light-filled lounge, ideal for relaxing after a busy day. At the heart of the home lies an open-plan kitchen and dining area, where French doors open onto the garden - perfect for family gatherings or cosy evenings in.

Practicality has been carefully considered throughout, with a utility room to keep household tasks tucked away, plus a cloakroom and integral garage for everyday convenience.

Upstairs, four generous bedrooms provide space for everyone. The master suite offers a peaceful retreat with a stylish en-suite, while the remaining bedrooms share a high-spec family bathroom. Ample storage and elegant finishes ensure The Wooton meets modern family needs without compromising on charm.

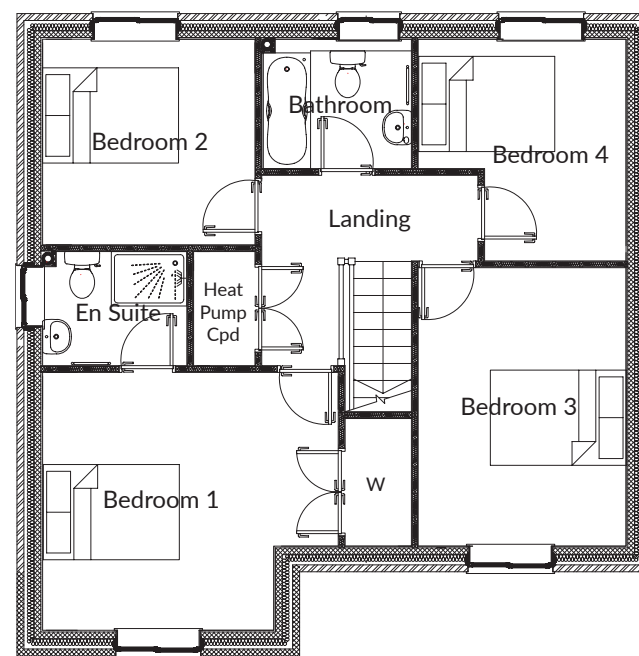
Built with sustainability in mind, The Wooton features high-performance insulation, energy-saving glazing, air source heat pumps, and low-energy lighting - ensuring year-round comfort, lower running costs, and a greener way of living.



Ground Floor

Room	Dimensions (m)	Dimensions (ft)
Hall	4.3 x 1.9	15.8 x 6.2
Clks	0.9 x 2.0	3.0 x 6.6
Lounge	5.5 x 3.4 (into bay 6.3)	20.7 x 9.8
Dining/Kitchen	3.0 x 6.5	9.8 x 21.3
Utility	2.0 x 2.0	6.6 x 6.6
Garage	5.2 x 2.8	17.1 x 9.2

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First Floor

Room	Dimensions (m)	Dimensions (ft)
Bedroom 1	3.8 x 4.3	12.5 x 14.1
En Suite	1.7 x 2.1	5.6 x 6.9
Bedroom 2	3.0 x 3.1	9.8 x 10.2
Bedroom 3	4.1 x 3.1	13.5 x 10.2
Bedroom 4	3.3 x 3.1	10.8 x 10.2
Bathroom	1.9 x 2.2	6.2 x 7.2

Key:

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 DW – Plumbing & space for Dishwasher
 FF – Integrated Fridge Freezer
 W – Wardrobe

Specifications

	The Windsor (2 bed semi)	The Attingham (2 bed semi)	The Grosvenor (3 bed semi)	The Blenheim (3 bed semi)	The Kinton (2 bed bung)	The Wooton (4 bed det)	The Twyford (3 bed det)	The Sutton (4 bed det)	The Aston (4 bed det)	The Felton (4 bed det)
Kitchens										
Choice of quality fitted kitchen units	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Built-in double oven and electric ceramic hob										✓
Built-under single oven and electric ceramic hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Stainless steel chimney extractor hood	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated dishwasher					✓	✓	✓	✓	✓	✓
Plumbing for washing machine	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated fridge freezer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Laminate worktops in kitchen and utility	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome mixer taps and stainless steel sinks	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Undercounter lighting to kitchen only						✓	✓	✓	✓	✓
Choice of floor tiles to kitchen and utility						✓	✓	✓	✓	✓
Choice of vinyl to kitchen, utility & WC	✓	✓	✓	✓	✓					
Bathrooms & En-Suites										
Contemporary white bathroom suites	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Contemporary chrome taps	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled showers	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome towel rail radiator in bathroom and en-suite	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
En-suite to master bedroom	✓	✓	✓	✓		✓	✓	✓	✓	✓
Shaver point to bathroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shaver point to en-suite	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Choice of wall tiles	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shower areas fully tiled	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Half-height tiling to bathroom walls										✓
Splashback tiling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Karndean (or similar) flooring to bathroom & en-suite	✓	✓	✓	✓	✓					
Choice of tiled or Karndean (or similar) flooring to bathroom, en-suite and WC						✓	✓	✓	✓	✓

Specifications Continued

	The Windsor (2 bed semi)	The Attingham (2 bed semi)	The Grosvenor (3 bed semi)	The Blenheim (3 bed semi)	The Kinton (2 bed bung)	The Wooton (4 bed det)	The Twyford (3 bed det)	The Sutton (4 bed det)	The Aston (4 bed det)	The Felton (4 bed det)
General										
Suffolk white doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Contemporary chrome door furniture (handles and hinges)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
MDF moulded skirtings and architrave	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fitted wardrobes to master bedroom						✓	✓	✓	✓	✓
Softwood staircase with balustrade	✓	✓	✓	✓		✓	✓	✓	✓	✓
TV/Broadband/Electrical										
TV point to living room only	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Telephone point provisioned via FTTP (located in study, hallway or living room)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ultrafast Full Fibre broadband	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Recessed downlights to kitchen and bathrooms	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electric car charging point	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Energy Saving Features										
Energy efficient upvc windows and external doors, composite front door	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Energy efficient air source heat pump with electronic temperature and zone control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Underfloor heating to the ground floor and radiators with thermostatic radiator valves to the first floor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Energy efficient lighting throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cavity, floor, wall and roof insulation to the latest regulations	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Safety & Security										
External lights with PIR sensors - front & rear	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
High security external doors with letterboxes	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lockable windows	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mains connected smoke and heat detection	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
LABC 10 year warranty	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Carbon monoxide detectors where applicable	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Specifications Continued

	The Windsor (2 bed semi)	The Attingham (2 bed semi)	The Grosvenor (3 bed semi)	The Blenheim (3 bed semi)	The Kinton (2 bed bung)	The Wooton (4 bed det)	The Twyford (3 bed det)	The Sutton (4 bed det)	The Aston (4 bed det)	The Felton (4 bed det)
Parking & External										
Tarmac drive	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integral single garage						✓				
Attached single garage							✓		✓	
Detached single garage								✓		✓
Concrete paving slabs to paths and patio	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Paved paths from driveway to patio and secondary entrance	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External cold tap to rear	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Turfed front garden and seeded rear garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fireplaces										
Slate-style hearth (log burner not included)*						✓	✓	✓	✓	
Log burner on 'slate-style' hearth**										✓

Please note: The specification detailed above is intended for guidance only and may vary by plot. While every effort is made to ensure accuracy, Dennis Edwards Homes reserves the right to amend specifications, layouts, or finishes without prior notice. Some items listed may be available as upgrades or optional extras. For precise details relating to a specific plot, please consult our sales team.

*Plots 1-6 are the only semi-detached properties with 'slate-style' hearth included

** Available as an extra on plots with chimneys

