



Hammond Rise

Winghouse Lane, Tittensor, Staffordshire ST12 9JG

Recent Seddon Developments



St Georges Rise, Malpas



Chandlers Way, Stone



Kingsfield, Market Drayton

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Designed and produced by Stratford Marketing of Lichfield 01543 263942



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Eleven New Five Bedroom Detached Village Homes

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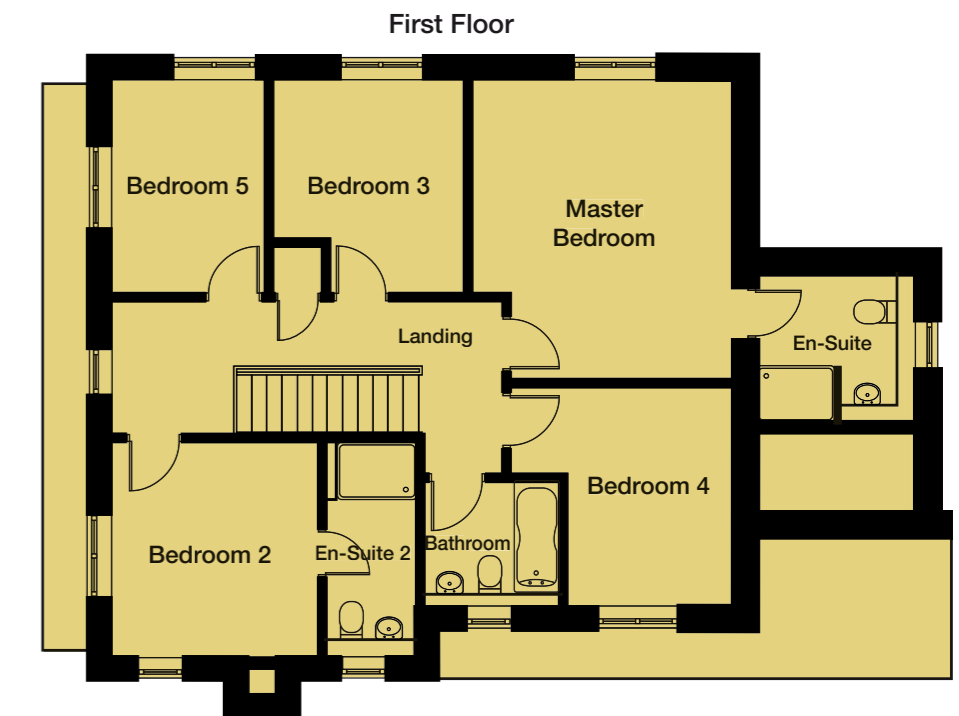
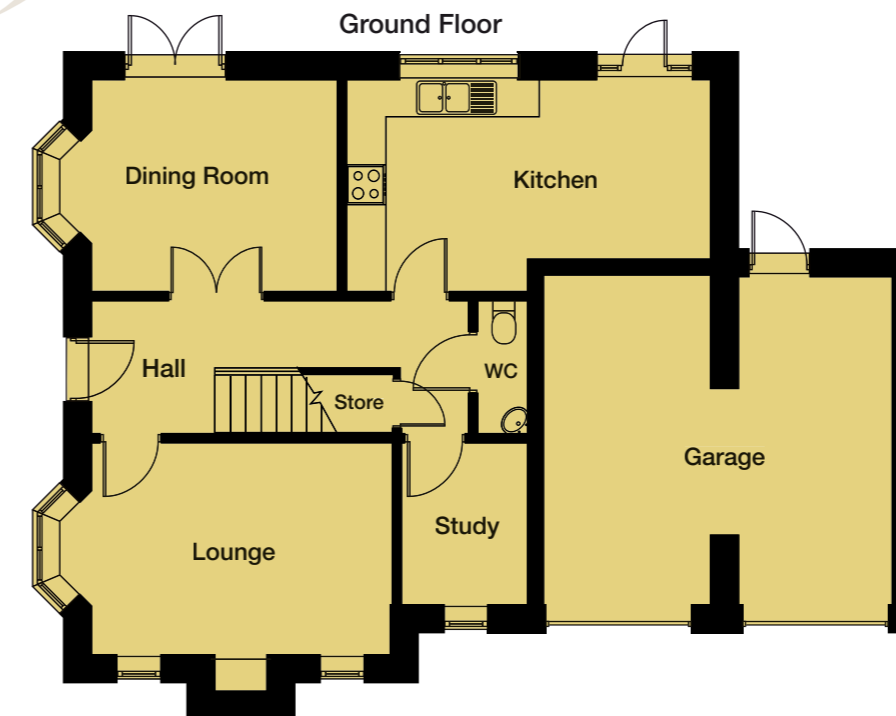
The Mouldsworth

Five bedroom detached home



Picture from Previous Seddon Show Home

Lounge	5205 x 3355	Master Bedroom	4685 x 4100
Kitchen	5715 x 3355	En-Suite	2485 x 2345
WC	2100 x 915	Bedroom 2	3380 x 3260
Study	2568 x 2088	En-Suite 2	3380 x 1400
Dining	4340 x 3355	Bedroom 3	3380 x 2990
		Bedroom 4	3500 x 3463
		Bedroom 5	3380 x 2445
		Bathroom	2175 x 1980



The dimensions are in mm. All dimensions shown are maximum structural dimensions and do not include plaster finish. Please ask our sales adviser to show you the architects plans.

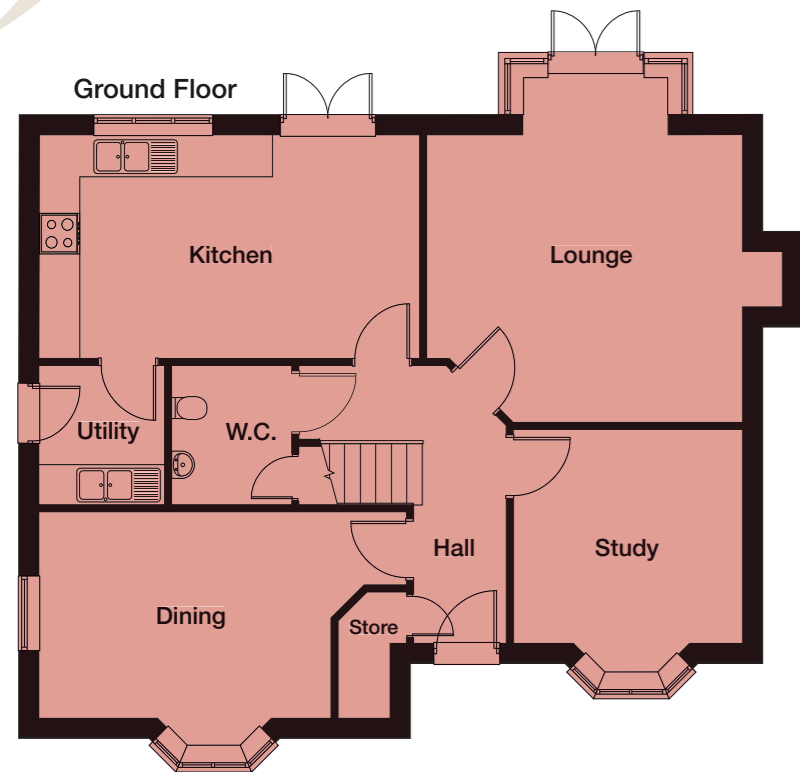
The Gawsworth

Five bedroom home



Picture from Previous Seddon Show Home

Lounge	5293 x 4855	Master Bedroom	4800 x 4253
Kitchen	5855 x 3418	En-Suite	3445 x 1805
Utility	2160 x 1943	Bedroom 2	4360 x 3145
WC	2160 x 1878	En-Suite 2	2423 x 1500
Study	3750 x 3520	Bedroom 3	3355 x 3445
Dining	5660 x 3590	Bedroom 4	3750 x 3019
Store	1908 x 805	Bedroom 5	3445 x 2407
		Bathroom	2576 x 1980



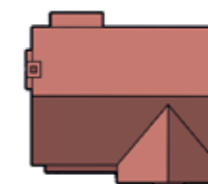
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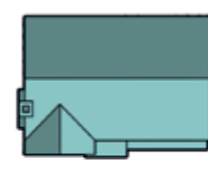
Arrangement of Homes



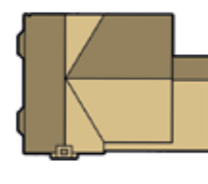
Artist's impression drawn from developer's plans and landscaping layouts. This is a two dimensional drawing and will not show land contours and gradients. For full details please refer to our Sales Advisor.



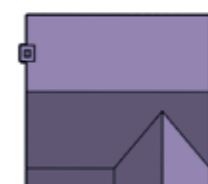
The Gawsworth
Five bedroom detached house



The Grantham
Five bedroom detached house



The Mouldsworth
Five bedroom detached house

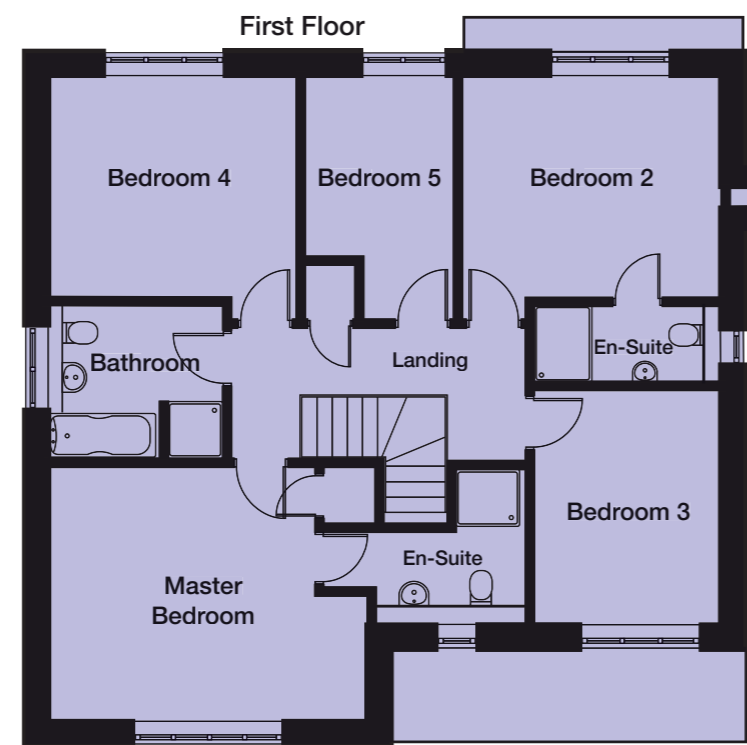
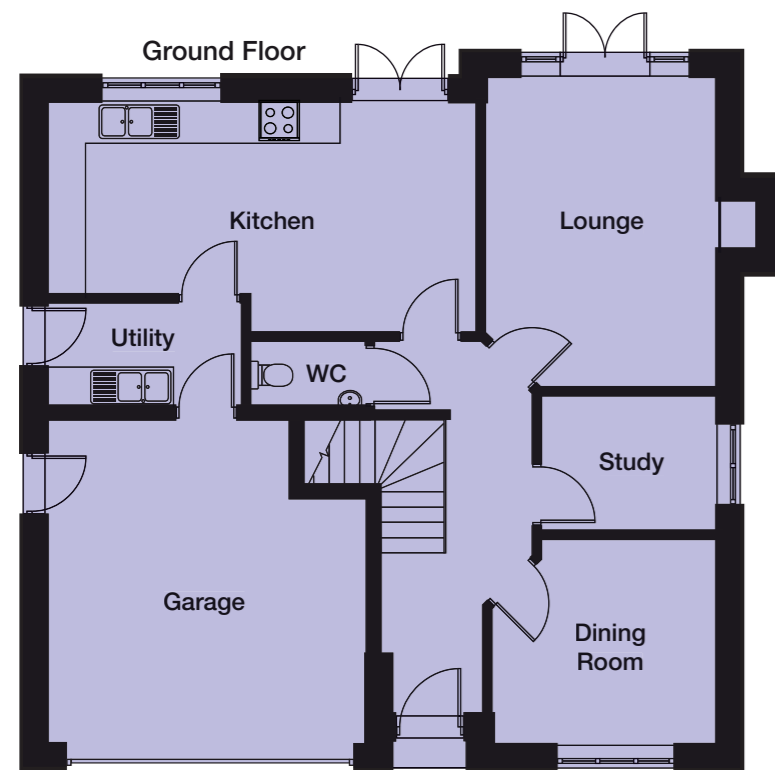


The Oakworth
Five bedroom detached house

The Oakworth

Five bedroom detached home

Lounge	4850 x 3610	Master Bedroom	4960 x 3895
Kitchen	6650 x 3575	En-Suite	3143 x 2433
WC	1810 x 1105	Bedroom 2	4005 x 3445
Utility	3050 x 1683	En-Suite 2	2922 x 1230
Study	2750 x 2100	Bedroom 3	3263 x 2922
Dining	3498 x 3210	Bedroom 4	3858 x 3465
		Bedroom 5	2347 x 3770
		Bathroom	2726 x 2400



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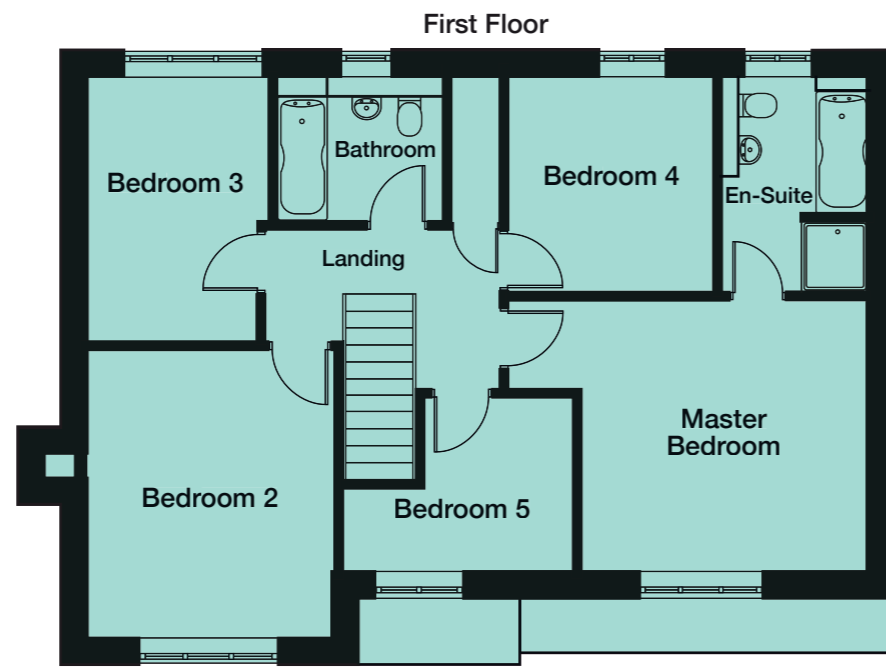
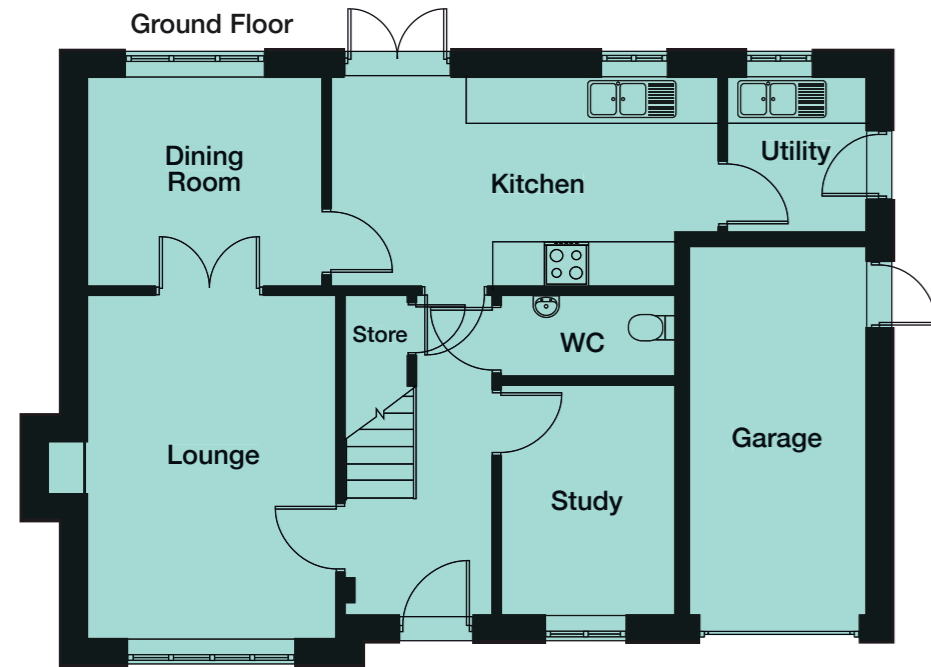


The Grantham

Five bedroom home



Lounge	4855 x 3498	Master Bedroom	5033 x 3850
Kitchen	5430 x 2930	En-Suite	3060 x 2055
Utility	2263 x 1973	Bedroom 2	4080 x 3498
WC	2500 x 1155	Bedroom 3	3730 x 2605
Study	2500 x 3263	Bedroom 4	3060 x 2903
Dining	3320 x 2930	Bedroom 5	3248 x 2500
		Bathroom	5033 x 3850



The dimensions are in mm. All dimensions shown are maximum structural dimensions and do not include plaster finish. Please ask our sales adviser to show you the architects plans.

Finishing Touches

Construction

All the homes at Hammond Rise will be traditionally built using brick and block construction with a concrete tile roof. Foundations are a mix of traditional strip or raft. First floors will receive tongue & groove moisture resistant boarding.

Comfort and security

Gas fired thermostatically controlled central heating. Roof insulation comprising 500mm glass fibre. Highly Insulated walls. Locking UPVC windows with energy saving glazing. Multi point lock to front and rear doors. Security system with door sensors and passive detectors to NACOS standards. Smoke detectors. Class one flue.

Kitchens

Will be highly sophisticated from renowned SieMatic incorporating a range of floor and wall cabinets from a selection of styles and colours (subject to build stage). Corian worktops with matching up stands to kitchen incorporating under mounted 1.5 bowl under mounted sink with mono tap. Laminate tops to utility with inset single bowl sink & tap. Integrated within the kitchen will be AEG stainless steel electric double oven, ceramic hob and 90cm chimney hood. Built in fridge / freezer (70/30) and dishwasher. Washing machine space in utility (where applicable) or integrated machine where not. Ceramic flooring. Inset ceiling and feature cabinet lighting.



Finishing Touches

Contemporary skirting board and architrave. Flush panel veneered oak effect internal doors with chrome lever furniture. Covings to hall, lounge, dining room, & master bedroom. Built in sliding robes to master bedroom. Chrome sockets and switch plates to ground floor plus bathroom and en suite.

Paintwork

Front, rear, personnel & garage doors finished in accordance with architect's specification. White gloss to all internal timbers including stair handrail and spindles. Plastered walls will receive matt emulsion colour Tusk Tusk. Ceilings and coving white matt emulsion.

Bathrooms, En suite, & Cloakrooms

Stylish white sanitary ware from Ideal Standard mostly incorporated within a tiled boxed unit with laminate over shelf to selected rooms. Glazed shower cubicles with thermostatic shower's where applicable. Mixers to all baths. Chromium plated ceramic disk taps. Half height Porcelanosa wall tiling around bath and full height to shower cubicles with splash back elsewhere to tiler's discretion. Inset LED lighting. Chrome towel rail to master en suite.



Electrical

TV points to lounge, breakfast/morning room & master bedroom. BT Socket outlets to hall, lounge, master bedroom & study* Switch and wiring for porch light. Razor points to bathroom and en suite. Loft light point and switch. Door bell push and chimes * Where provided.

External

White uPVC fascia and ventilated soffit. Turfed front and rear garden. Block paved driveway. Front garden bollard light wired to house (plots 1-9 only) Timber close boarded fencing. Light and power point to garage. Garden tap. Estate landscaping in accordance with architects approved layout.

Warranty

All homes carry the LABC 10-year warranty (from date of CML sign off).

Tenure

Freehold.



This specification is for general guidance only and purchasers are requested to satisfy themselves fully of the specification applicable to the home of their choice before reservation. Seddon Homes pursue a policy of continuous improvement so whilst every effort has been made to ensure this information is correct, it is intended only as a guide and the company reserve the right to alter the specification without as necessary and without prior notice. This does not form any part of a contract or sale.