

Welcome to your new home in Chapel-en-le-Frith

2, 3 & 4 bedroom new homes

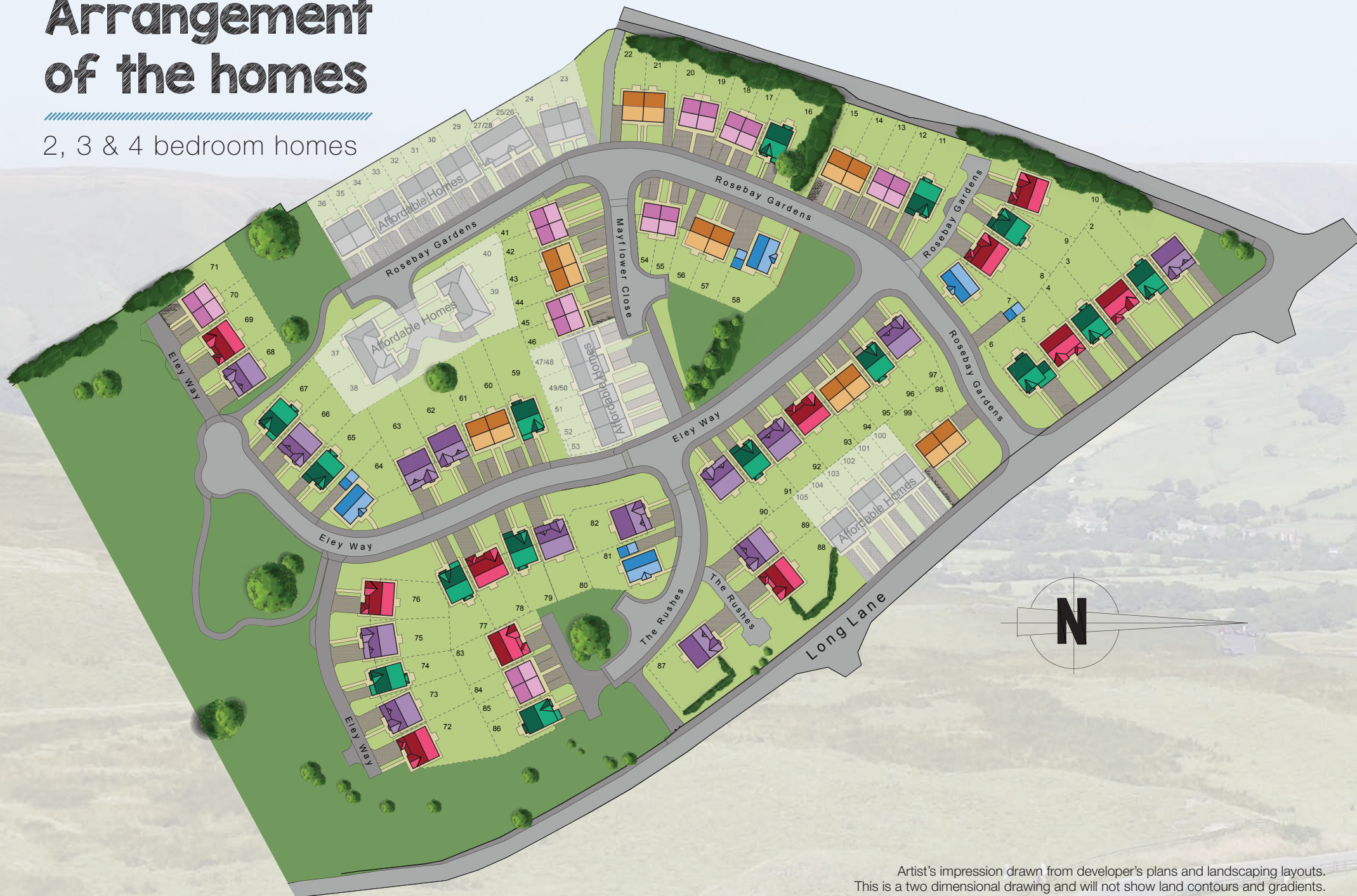


[Seddon Homes.co.uk](https://www.seddonhomes.co.uk)

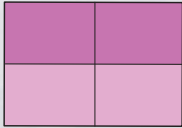
Rosebay Long Lane, Chapel-en-le-Frith, High Peak SK23 0TF

Arrangement of the homes

2, 3 & 4 bedroom 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 Adel

2 bedroom semi-detached house with parking space

Plots 12, 13, 17, 18, 19, 20, 41, 42, 45, 46, 54, 55, 70, 71, 84 & 85



The Denholme

3 bedroom detached house with integral single garage

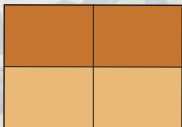
Plots 2, 4, 6, 9, 11, 16, 59, 65, 67, 74, 77, 79, 86, 91 & 96



The Brearley

4 bedroom detached house with integral single garage

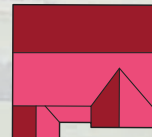
Plots 1, 62, 63, 66, 68, 73, 75, 80, 82, 87, 89, 90, 92 & 97



The Bowland

3 bedroom semi-detached house with parking space

Plots 14, 15, 21, 22, 43, 44, 56, 57, 60, 61, 94, 95, 98 & 99



The Carron

4 bedroom detached house with integral single garage

Plots 3, 5, 8, 10, 69, 72, 76, 78, 83, 88 & 93



The Mearley

4 bedroom detached house with detached single garage

Plots 7, 58, 64 & 81

Your Customer Journey

Everyone at Seddon Homes wants your new home buying experience to be as easy and informed as possible, so please take a look at your Customer Journey programme which is there to help you every step of the way. See www.seddonhomes.co.uk/customer-journey or ask any member of the team.

The Adel

2 bedroom semi-detached house with parking space

Ground floor

Lounge/Dining	4593mm x 4105mm
Kitchen	2248mm x 3118mm
WC	975mm x 1828mm

First floor

Master Bedroom	3463mm x 3812mm
En Suite	2029mm x 1730mm
Bedroom 2	2344mm x 3436mm
Bathroom	2174mm x 2030mm

N.B. All dimensions shown are maximum structural dimensions and do not include plaster finish. CGI shows typical Adel house. Seddon Homes pursues a policy of continuous improvement. So whilst every effort has been made to ensure that this information is correct, it is intended only as a guide and the company reserves the right to alter the specification as necessary and without prior notice. Please note that the layout of some homes may be the reverse of that shown here. Specific properties may also differ from this picture in respect of window positioning, brick colour and other design details including no garage, so please check with the Sales Advisor if clarification is required. This does not constitute or form any part of a contract or sale.



Ground floor



First floor



The Bowland

3 bedroom semi-detached house with parking space

Ground floor

Lounge	4397mm x 4525mm
Kitchen/Dining	4132mm x 3040mm
Utility	1290mm x 1685mm
WC	1290mm x 1565mm

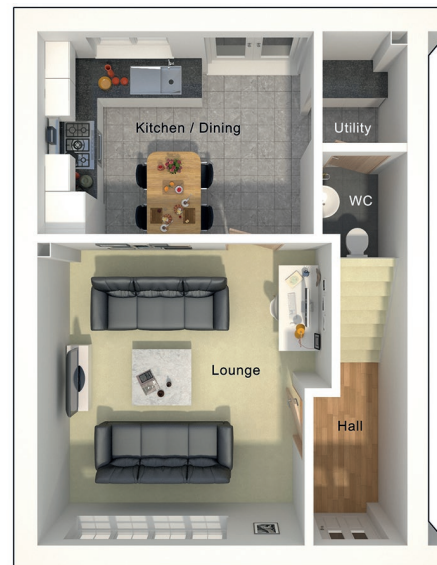
First floor

Master Bedroom	3362mm x 3170mm
En Suite	2365mm x 1280mm
Bedroom 2	3258mm x 3065mm
Bedroom 3	2085mm x 2982mm
Bathroom	2189mm x 1995mm

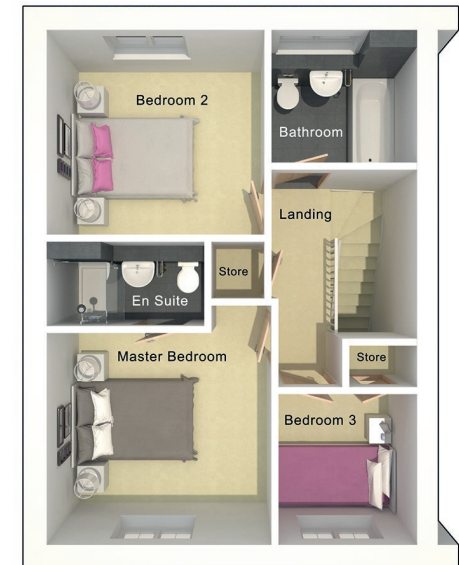
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Ground floor



First floor





The Denholme bathroom at another Seddon Homes development (structural design and finishings may vary)

The Denholme

3 bedroom detached house
with integral single garage

Ground floor

Lounge	3473mm x 4633mm
Kitchen	2737mm x 3733mm
Dining Room	2472mm x 3835mm
WC	1612mm x 1130mm
Garage	2463mm x 4885mm

First floor

Master Bedroom	4255mm x 3275mm
En Suite	1980mm x 2207mm
Bedroom 2	3747mm x 2793mm
Bedroom 3	2488mm x 3758mm
Bathroom	2692mm x 2117mm

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Ground floor



First floor





The Carron kitchen, dining and family area at another Seddon Homes development (structural design and finishings may vary)

The Carron

4 bedroom detached house with integral single garage

Ground floor

Lounge	3385mm x 4500mm
Kitchen/Family Area	8786mm x 3173mm
WC	1100mm x 1981mm
Garage	2435mm x 5388mm

First floor

Master Bedroom	3758mm x 3683mm
En Suite	2508mm x 1200mm
Bedroom 2	2648mm x 4200mm
Bedroom 3	3385mm x 3010mm
Bedroom 4	2230mm x 2145mm
Bathroom	2510mm x 2035mm



Ground floor



First floor



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The Brearley lounge and dining room at another Seddon Homes development (structural design and finishings may vary)

The Brearley

4 bedroom detached house
with integral single garage

Ground floor

Lounge	3385mm x 6268mm
Kitchen/Dining	4625mm x 3963mm
Dining Room	3385mm x 2782mm
WC	967mm x 1840mm
Garage	2485mm x 4835mm

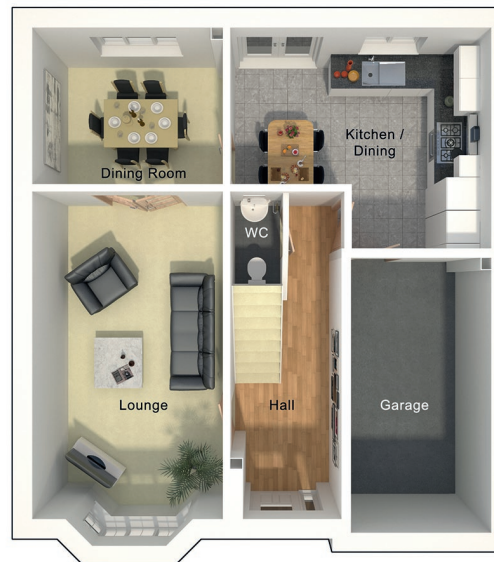
First floor

Master Bedroom	3421mm x 5423mm
En Suite 1	2115mm x 1800mm
Bedroom 2	3569mm x 3195mm
En Suite 2	2429mm x 1431mm
Bedroom 3	3400mm x 2997mm
Bedroom 4	2305mm x 3652mm
Bathroom	2255mm x 2547mm

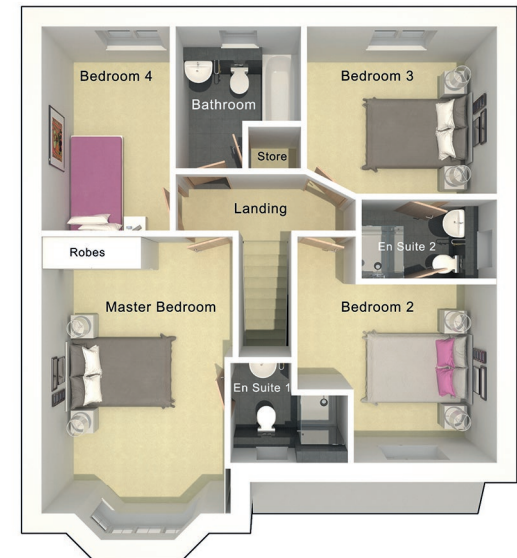
N.B. All dimensions shown are maximum structural dimensions and do not include plaster finish. CGI shows typical Brearley house. Seddon Homes pursues a policy of continuous improvement. So whilst every effort has been made to ensure that this information is correct, it is intended only as a guide and the company reserves the right to alter the specification as necessary and without prior notice. Please note that the layout of some homes may be the reverse of that shown here. Specific properties may also differ from this picture in respect of window positioning, brick colour and other design details including no garage, so please check with the Sales Advisor if clarification is required. This does not constitute or form any part of a contract or sale.



Ground floor



First floor





The Brearley master bedroom at another Seddon Homes development (structural design and finishings may vary)

The Mearley

4 bedroom detached house
with detached single garage

Ground floor

Lounge	3345mm x 5860mm
Kitchen/Dining	3345mm x 5860mm
Utility	2233mm x 1642mm
WC	1088mm x 1650mm

First floor

Master Bedroom	3370mm x 3426mm
En Suite	2233mm x 1667mm
Bedroom 2	3370mm x 3426mm
Bedroom 3	3413mm x 2671mm
Bedroom 4	2186mm x 3132mm
Bathroom	2499mm x 1880mm

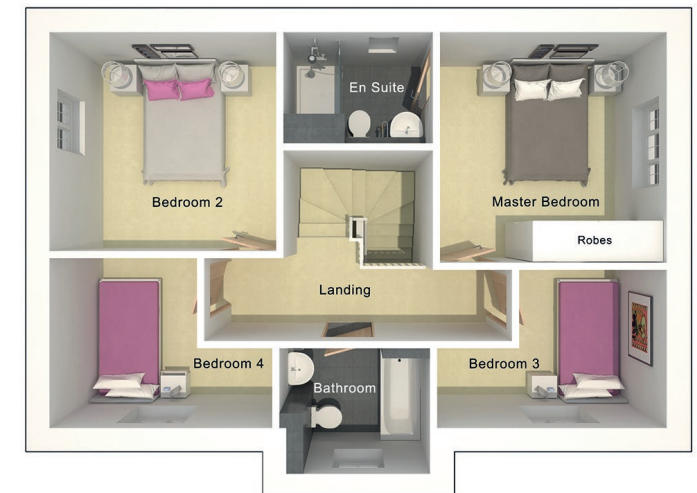
N.B. All dimensions shown are maximum structural dimensions and do not include plaster finish. CGI shows typical Mearley house. Seddon Homes pursues a policy of continuous improvement. So whilst every effort has been made to ensure that this information is correct, it is intended only as a guide and the company reserves the right to alter the specification as necessary and without prior notice. Please note that the layout of some homes may be the reverse of that shown here. Specific properties may also differ from this picture in respect of window positioning, brick colour and other design details including no garage, so please check with the Sales Advisor if clarification is required. This does not constitute or form any part of a contract or sale.



Ground floor



First floor



Finishing touches



Construction

All the homes at Rosebay will be traditionally built using recon stone and block construction with a concrete tile roof. Foundations are to be traditional strip. First floors will receive tongue & groove moisture resistant boarding.

Comfort and Security

Gas fired, thermostatically controlled central heating from energy efficient combi-boiler. Roof insulation comprising 400mm glass fibre. Highly insulated walls. Locking uPVC windows with energy saving glazing. Multi point lock to front and rear doors. Gas point and fused spur to receive buyers' own fire if need be.

Kitchens

Will be modern and stylish incorporating a range of rigid built floor and wall cabinets from a selection of styles and colours (subject to build stage) with soft close drawers and doors. Cutlery tray. Laminate worktops with matching up stands to kitchen incorporating 1.5 bowl sink with mono tap. Laminate tops to utility. Zanussi stainless steel electric double oven (single oven to Adel & Bowland), 4 burner SS gas hob, fridge freezer and washing machine space. Chimney hood. Stainless steel splash back to hob (except Carron). Dishwasher option as upgrade subject to build stage. Ceramic floor. Inset ceiling and feature under cabinet lighting.

Finishing Touches

Contemporary skirting board and architrave. Flush panel oak veneer internal doors with chrome lever furniture. Built in sliding mirror robes to master bedroom on 4 bed homes only. Chrome sockets and switch plates to kitchen, bathroom and en suite.



Paintwork

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

Bathrooms, En Suite and 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 mains showers where applicable (except second en suite which will be electric). 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 and master bedroom. BT socket outlets to lounge, main bedroom. Shaver points to bathroom and en suite. Loft light point switched to landing. All internal light points low energy. Porch light. Doorbell and chimes. USB charging socket to kitchen & main bedroom.

External

White windows with matching uPVC fascia and ventilated soffit. Black rainwater goods. Turfed front and rear garden. Block paved driveway. Timber close boarded fencing & gate. Light and power point to garage. Garden tap. Estate landscaping in accordance with architect's approved layout.



Warranty

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

Tenure

Leasehold for which an annual charge of £250.00 PA is payable in advance.

Maintenance Charge

An annual estimated fee of £104.00 PA is payable for upkeep of green space.

General

Seddon Homes operates under the Consumer Code for Home Builders guidance. A copy of the Code is available from any member of our team and will be given to all buyers at point of reservation or can be downloaded from our website www.seddonhomes.co.uk/consumercode

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 pursues 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 reserves the right to alter the specification as necessary and without prior notice. This does not form any part of a contract or sale.



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We began building more than 100 years ago and remain a family-run business to this day.

As such, we're rather passionate about our new homes.

Our knowledge and experience are second to none.

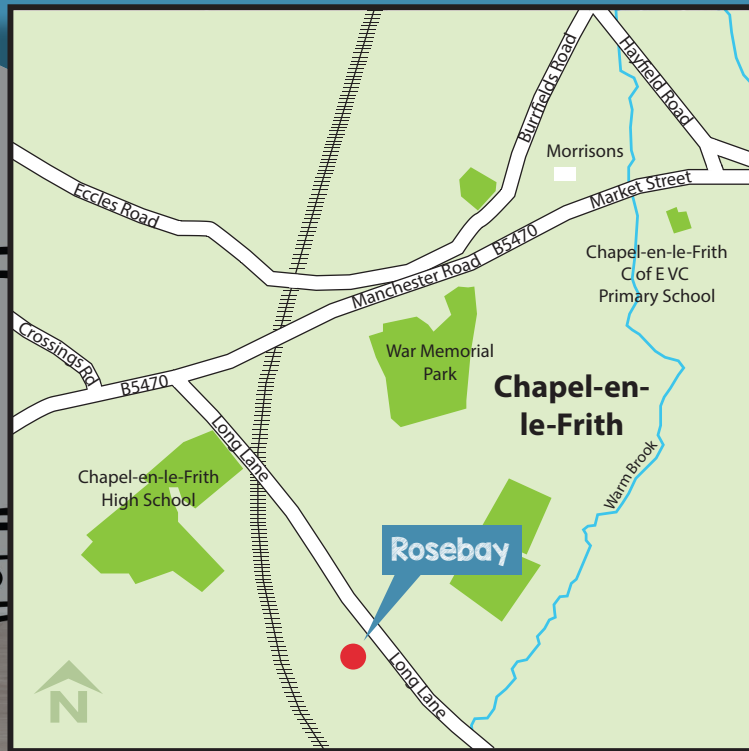
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