



Welcome to your new home in Alsager

3, 4 & 5 bedroom new homes

Crofton Hassall Road, Alsager, Cheshire ST7 2SL

Seddon Homes.co.uk

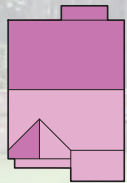
Arrangement of the homes

3, 4 & 5 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.

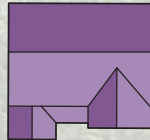




The Lawton

3 bedroom detached house
with integral single garage

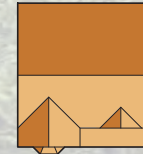
Plots 2, 3, 13, 17 & 18
(Handing may vary)



The Carron

4 bedroom detached house
with integral single garage

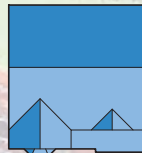
Plots 12, 16 & 28
(Handing may vary)



The Marsden

4 bedroom detached house
with detached double garage

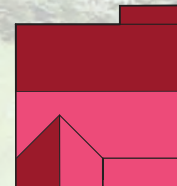
Plots 10, 20, 29, 32 & 34
(Handing may vary)



The Brearley

4 bedroom detached house
with integral single garage

Plots 1, 4, 7, 8, 14 & 27
(Handing may vary)



The Oakworth

5 bedroom detached house
with integral double garage

Plots 9, 11, 15, 19 & 33
(Handing may vary)

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 Lawton en suite at another Seddon Homes development (structural design and finishings may vary)

The Lawton

3 bedroom detached house
with integral single garage

Ground floor

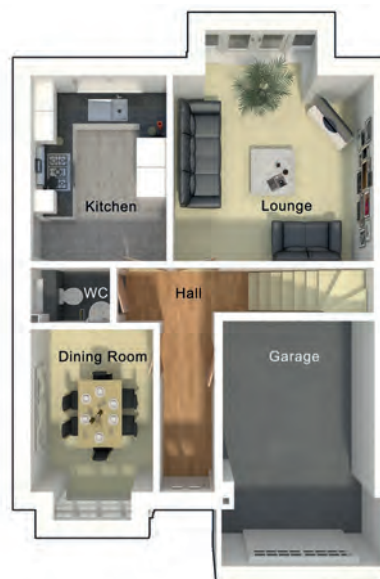
Lounge	4036mm x 4633mm
Kitchen	2737mm x 3733mm
Dining Room	2472mm x 3835mm
WC	1612mm x 1130mm
Garage	3025mm x 4885mm



First floor

Master Bedroom	4818mm x 3275mm
En Suite	1980mm x 2207mm
Bedroom 2	3051mm x 3758mm
Bedroom 3	3747mm x 2905mm
Bathroom	2692mm x 2005mm

Ground floor



First floor



N.B. All dimensions shown are maximum structural dimensions and do not include plaster finish. CGI shows typical Lawton 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.



The Carron kitchen and 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	3498mm x 4500mm
Kitchen/Family Area	9123mm x 3173mm
WC	1075mm x 1956mm
Garage	2710mm x 5513mm

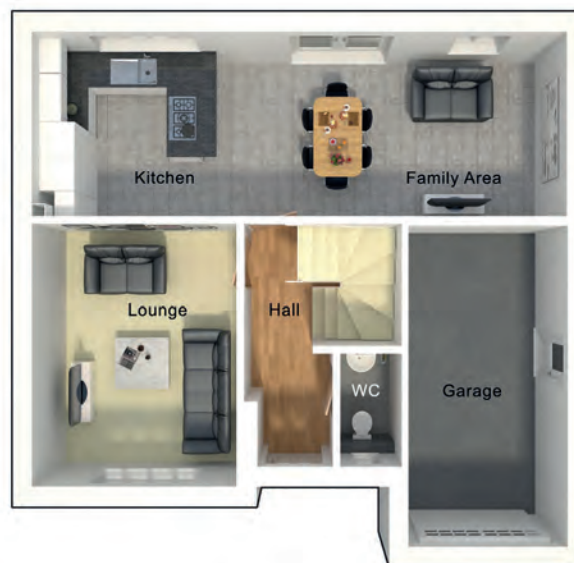
First floor

Master Bedroom	3870mm x 3683mm
En Suite	2620mm x 1200mm
Bedroom 2	2873mm x 4200mm
Bedroom 3	3498mm x 3010mm
Bedroom 4	2230mm x 2245mm
Bathroom	2735mm x 2035mm

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Ground floor



First floor





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 1868mm
Garage	2485mm x 4835mm

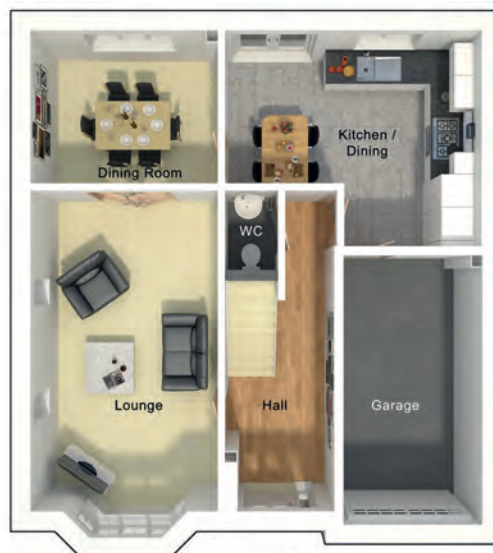
First floor

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

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Ground floor



First floor





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

The Marsden

4 bedroom detached house
with detached double garage

Ground floor

Lounge	3385mm x 5447mm
Kitchen/Family Area	8110mm x 3603mm
Study	1965mm x 2518mm
Utility	2518mm x 1730mm
WC	2518mm x 1075mm

First floor

Master Bedroom	3410mm x 5423mm
En Suite 1	2115mm x 1800mm
Bedroom 2	3570mm x 3420mm
En Suite 2	2429mm x 1431mm
Bedroom 3	3400mm x 2997mm
Bedroom 4	3652mm x 2305mm
Bathroom	2255mm x 2547mm

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Ground floor



First floor





The Oakworth lounge at another Seddon Homes development (structural design and finishings may vary)

The Oakworth

5 bedroom detached house
with integral double garage

Ground floor

Lounge	3610mm x 5300mm
Kitchen/Dining Area	6650mm x 3575mm
Dining Room	3498mm x 3210mm
Study	2750mm x 2100mm
Utility	3050mm x 1683mm
WC	2000mm x 1105mm
Garage	4960mm x 5030mm

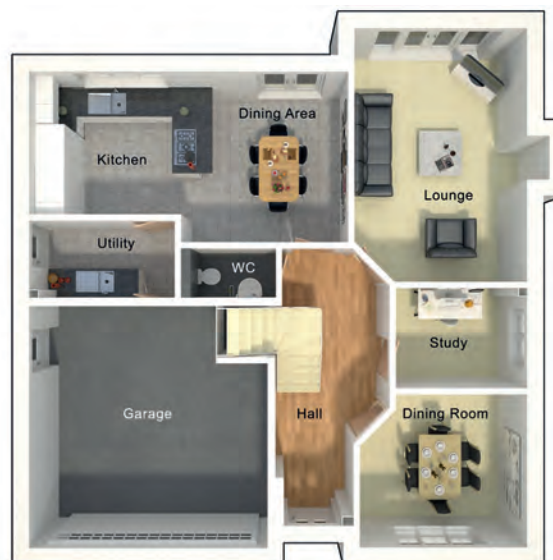
First floor

Master Bedroom	4960mm x 3895mm
En Suite 1	3143mm x 2433mm
Bedroom 2	4005mm x 3445mm
En Suite 2	2922mm x 1230mm
Bedroom 3	3858mm x 3465mm
Bedroom 4	2922mm x 3623mm
Bedroom 5	2347mm x 3770mm
Bathroom	2726mm x 2400mm

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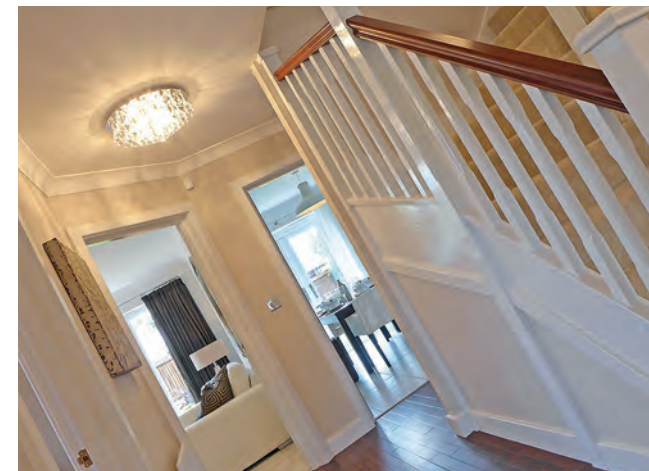
Ground floor



First floor



Finishing touches



Construction

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

Comfort and Security

Gas fired, thermostatically controlled central heating from energy efficient combi-boiler (except Oakworth which will receive system boiler with class one flue). Roof insulation comprising minimum 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. Security system.

Kitchens

Will be modern and stylish from renowned SieMatic, incorporating a range of rigid built floor and wall cabinets from a selection of colours (subject to build stage) with soft close drawers and doors. Cutlery tray. Corian worktops with matching up stands to kitchen incorporating 1.5 bowl under mounted sink with mono tap. Laminate tops to utility with single bowl sink and tap. Neff appliances. Stainless steel electric single oven with slide away door. Combi oven/microwave. 4 zone 80cm ceramic hob with full height acrylic glass effect splash back. Fridge/freezer and built in dishwasher. Faber chimney hood. Inset chrome ceiling and feature under cabinet lighting. Ceramic floor tiles. Built In washing machine option as customer extra when ordered with kitchen.

Finishing Touches

Contemporary skirting board and architrave. Flush panel veneered oak internal doors with chrome lever furniture. Built in sliding mirror robes to master bedroom. Chrome sockets and switch plates to ground floor, bathroom and en suite. USB charging socket to kitchen & master bedroom

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 chrome LED lighting. Chrome towel rail to all master en suite.

Electrical

TV points to lounge and master bedroom. BT socket outlets to lounge, master bedroom and study (where applicable). Shaver points to bathroom and en suite. Loft light point switched to landing. All internal light points low energy. Porch light. Doorbell and chimes.

External

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

Warranty

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

Tenure

Freehold.

Maintenance Charge

An annual estimated fee of £199.00 PA is payable.

General

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

Our knowledge and experience are second to none.

So, choose your new Seddon home today... it's built on a century of experience.

The landscaped show home rear garden at another Seddon Homes development

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10am - 5pm

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Designed and produced by Eclipse Creative Consultants 01244 347545



Crofton

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