



BLAKESTONE GLADE

A stylish development of 2, 3 and 4 bedroom homes



BLAKESTONE GLADE

Site Plan



- THE HURRICANE
A 2 bedroom home
PLOTS 8, 9
- THE VOYAGER
A 3 bedroom home
PLOTS 3, 4, 10, 11, 17, 18
- THE SPITFIRE
A 3 bedroom home
PLOTS 1, 12, 13, 16, 19,
20, 26-29, 32, 33
- THE DAKOTA
A 4 bedroom home
PLOTS 2, 21, 22, 30, 31, 36, 37
- THE AVENGER
A 4 bedroom home
PLOTS 34, 35
- AFFORDABLE HOMES
PLOTS 3-7, 14, 15, 23-25



Bring this siteplan to life on your smartphone or tablet!

Thanks to the Vieweet Scan app, you can now view this siteplan in interactive 3D...

1. Simply download the Vieweet Scan app to your device
2. Open the app, and hold your device over the siteplan on this page
3. The app will scan the siteplan, and then open the 3D model
4. Take a unique look around the development!

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your Sales Executive prior to reservation.

THE HURRICANE

2 bedroom home offering generous living, dining and sleeping accommodation and includes off road parking.

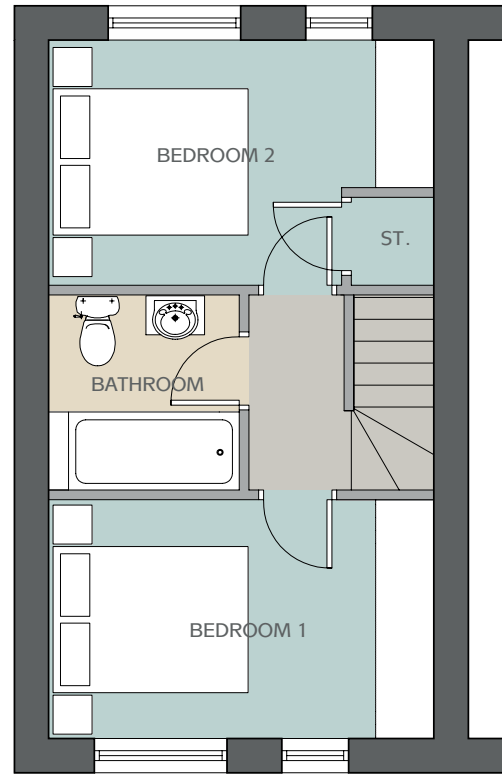
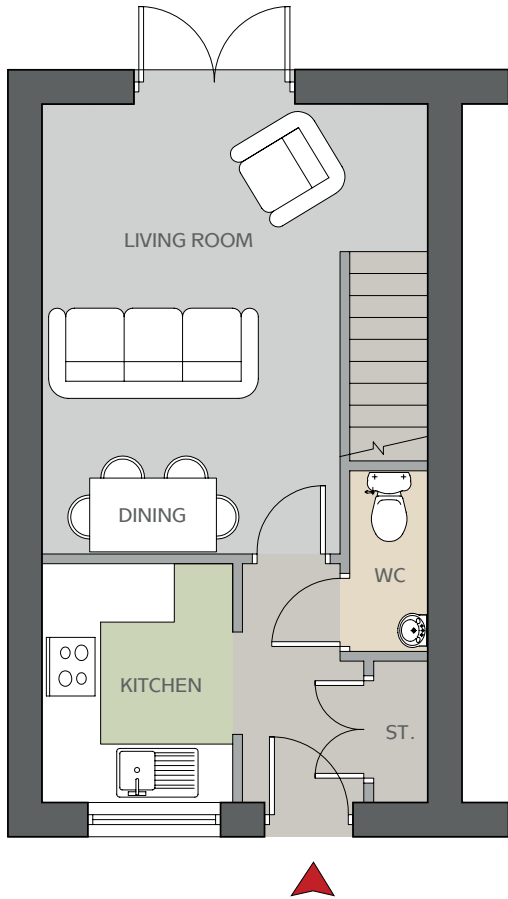
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Features

- Fully fitted kitchen with some integrated appliances
- A spacious living/dining area with french doors leading to the rear garden
- Downstairs WC
- A spacious master bedroom
- A further double bedroom
- Family bathroom
- Off road parking



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Ground Floor Plan (1 x w)

| | | |
|-------------|-----------------|---------------|
| Living Room | 3955mm x 4615mm | 12'9" x 15'1" |
| Kitchen | 1955mm x 2450mm | 6'4" x 8'0" |
| WC | 1850mm x 800mm | 6'1" x 2'6" |

First Floor Plan (1 x w)

| | | |
|---------------|-----------------|--------------|
| Bedroom 1 | 3955mm x 2450mm | 12'9" x 8'0" |
| Bedroom 2 | 3955mm x 2515mm | 12'9" x 8'2" |
| Main Bathroom | 2000mm x 1950mm | 6'5" x 6'3" |

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions, site plan and floor plan differences please consult your sales advisor. Dimensions given are estimated from architects drawings and subject to change. Approximate dimensions are provided to give a general indication of the proposed development and floor layout and should not be used for carpet sizes, appliance spaces or items of furniture. Floor plans are not displayed to scale. CGIs and photographs are for illustration purposes only.



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THE VOYAGER

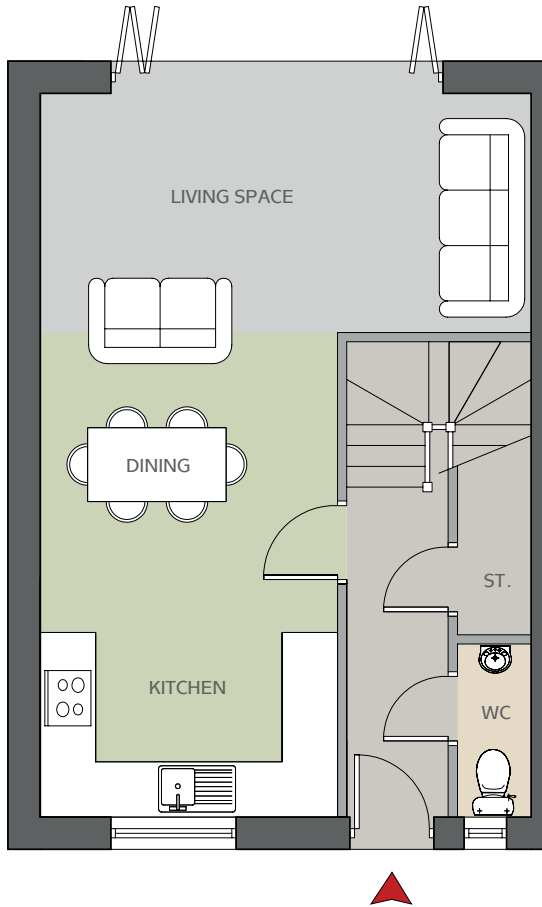
3 bedroom semi-detached home offering generous living, dining and sleeping accommodation.

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Features

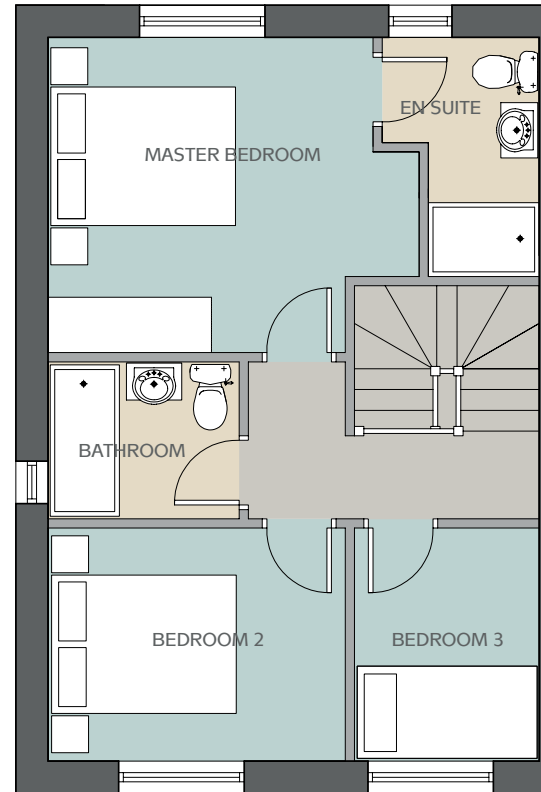
- Fully fitted kitchen with some integrated appliances
- A spacious living area with bi-fold doors leading to the rear garden
- Downstairs WC
- Beautiful master suite complete with en-suite
- A further double & single bedroom
- Family bathroom





Ground Floor Plan (l x w)

| | | |
|--------------------------|-----------------|---------------|
| Kitchen/ Living Space | 7840mm x 5320mm | 25'7" x 17'4" |
| WC | 1875mm x 800mm | 6'1" x 2'6" |



First Floor Plan (l x w)

| | | |
|----------------|-----------------|---------------|
| Master Bedroom | 3415mm x 3870mm | 11'2" x 12'6" |
| Ensuite | 2590mm x 1700mm | 8'4" x 5'5" |
| Bedroom 2 | 2525mm x 3220mm | 8'2" x 10'5" |
| Bedroom 3 | 2525mm x 2000mm | 8'2" x 6'5" |
| Main Bathroom | 1700mm x 2070mm | 5'5" x 6'8" |



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THE SPITFIRE

3 bedroom home offering generous living, dining and sleeping accommodation.

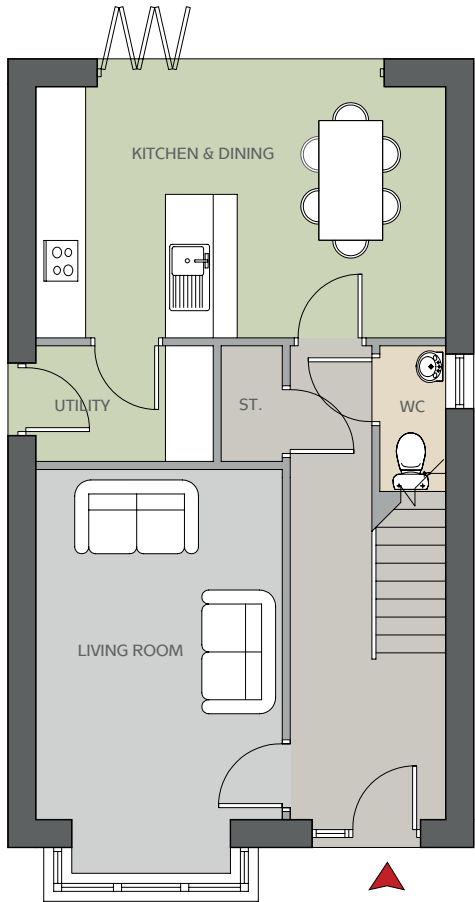
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Features

- Fully fitted kitchen with some integrated appliances with spacious dining area
- Separate utility area
- Separate spacious living area
- Downstairs WC
- Beautiful master suite complete with en-suite
- A further double & single bedroom
- Family Bathroom

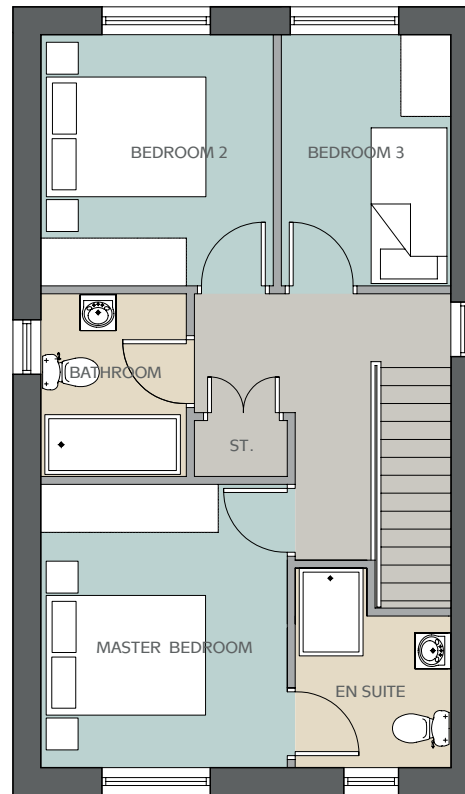



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Ground Floor Plan (l x w)

| | | |
|----------------|-----------------|---------------|
| Kitchen/Dining | 3150mm x 5140mm | 10'3" x 16'8" |
| Utility | 1450mm x 2225mm | 4'7" x 7'2" |
| Living Room | 4389mm x 3090mm | 14'3" x 10'1" |
| WC | 1825mm x 825mm | 5'9" x 2'7" |



First Floor Plan (l x w)

| | | |
|----------------|-----------------|---------------|
| Master Bedroom | 3550mm x 3090mm | 11'6" x 10'1" |
| Ensuite | 1900mm x 1950mm | 6'2" x 6'3" |
| Bedroom 2 | 3150mm x 2915mm | 10'3" x 9'5" |
| Bedroom 3 | 3150mm x 2125mm | 10'3" x 6'9" |
| Main Bathroom | 2290mm x 1852mm | 7'5" x 6'1" |



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THE DAKOTA

4 bedroom detached home offering generous living, dining and sleeping accommodation and includes an integral garage.

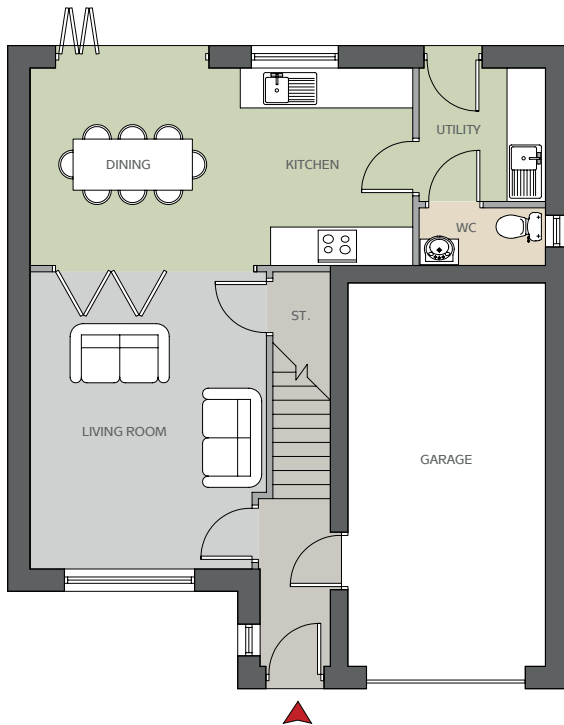
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Features

- Fully fitted kitchen with some integrated appliances with spacious dining area
- Separate utility area
- Separate spacious living area
- Downstairs WC
- Beautiful master suite complete with en-suite
- A further 3 double bedrooms
- Family bathroom
- Integral garage

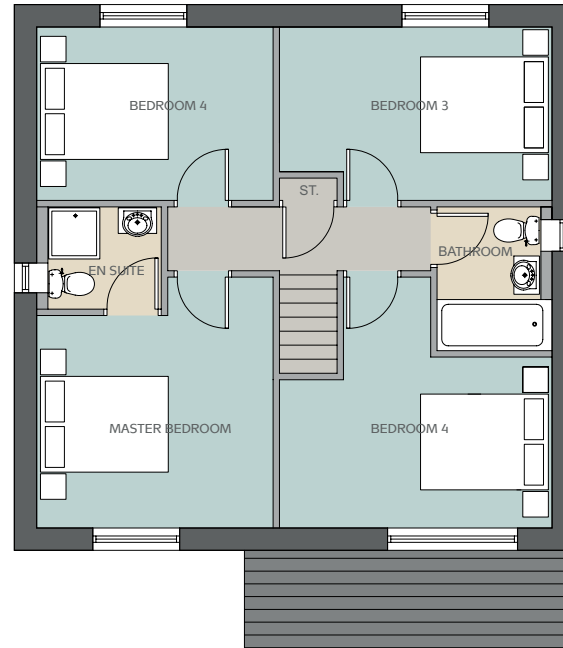

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Ground Floor Plan (l x w)

| | | |
|----------------|-----------------|---------------|
| Kitchen/Dining | 3090mm x 5990mm | 10'1" x 19'6" |
| Utility | 2090mm x 1975mm | 6'8" x 6'4" |
| Living Room | 4650mm x 3475mm | 15'2" x 11'4" |
| Garage | 6000mm x 3090mm | 19'7" x 10'1" |
| WC | 1975mm x 900mm | 6'4" x 2'9" |



First Floor Plan (l x w)

| | | |
|----------------|-----------------|---------------|
| Master Bedroom | 3325mm x 3700mm | 10'9" x 12'1" |
| Ensuite | 1600mm x 1775mm | 5'2" x 5'8" |
| Bedroom 2 | 2675mm x 4265mm | 8'7" x 13'9" |
| Bedroom 3 | 2715mm x 4265mm | 8'9" x 13'9" |
| Bedroom 4 | 2715mm x 3700mm | 8'9" x 12'1" |
| Main Bathroom | 2250mm x 1800mm | 7'3" x 5'9" |

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THE AVENGER

4 bedroom detached home offering generous living, dining and sleeping accommodation and includes a double detached garage.

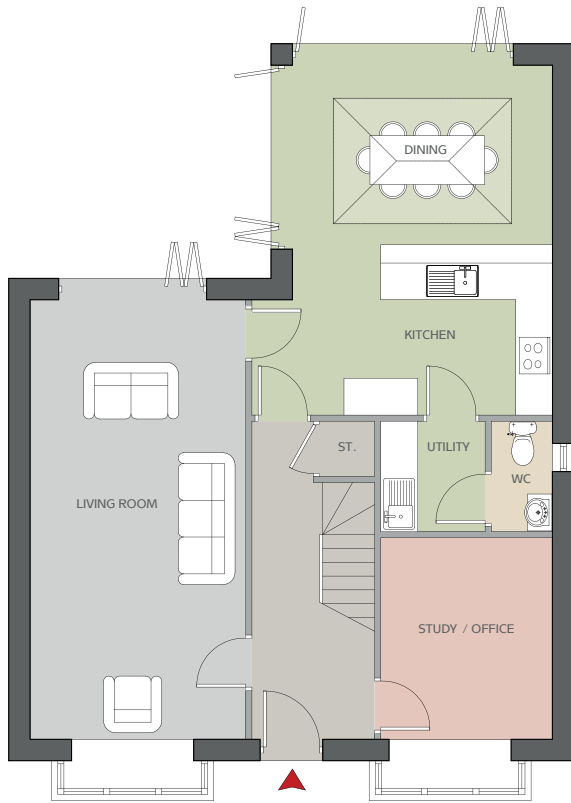
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Features

- Fully fitted kitchen with some integrated appliances with spacious dining area
- Separate utility area
- Separate spacious living area
- Downstairs WC
- Study/office space
- Beautiful master suite complete with en-suite dressing area
- A further 3 generous bedrooms
- Family bathroom
- Double detached garage

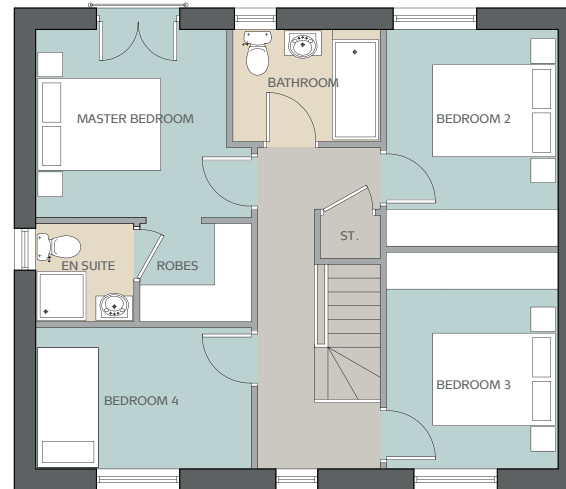


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Ground Floor Plan (l x w)

| | | |
|-------------|-----------------|---------------|
| Dining | 3000mm x 4240mm | 9'8" x 13'9" |
| Kitchen | 2479mm x 4240mm | 8'1" x 13'9" |
| Utility | 1800mm x 1700mm | 5'9" x 5'5" |
| WC | 1800mm x 1000mm | 5'9" x 3'2" |
| Living Room | 7165mm x 3515mm | 23'5" x 11'5" |
| Study | 3286mm x 2800mm | 10'7" x 9'2" |



First Floor Plan (l x w)

| | | |
|----------------|-----------------|---------------|
| Master Bedroom | 3065mm x 3115mm | 10'1" x 10'2" |
| Dressing Room | 1600mm x 1800mm | 5'2" x 5'9" |
| Ensuite | 1600mm x 1800mm | 5'2" x 5'9" |
| Bedroom 2 | 3533mm x 2800mm | 11'6" x 9'2" |
| Bedroom 3 | 3533mm x 2800mm | 11'6" x 9'2" |
| Bedroom 4 | 2300mm x 3515mm | 7'5" x 11'5" |
| Main Bathroom | 2400mm x 1825mm | 7'8" x 5'9" |

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BLAKESTONE GLADE

Specification



The Hurricane, The Voyager
and The Spitfire



The Dakota and The Avenger

| HALLWAY/STAIRS | | |
|--|---|---|
| Chrome down lights | • | • |
| Choice of flooring | | |
| W/C | | |
| White sanitary ware with stylish vanity unit & chrome mixer tap | • | • |
| Choice of modern vinyl floor coverings | • | • |
| Choice of contemporary tiled splashback | • | • |
| Chrome down lights | • | • |
| Chrome heated towel warmer | • | • |
| Choice of upgraded flooring | | |
| KITCHEN | | |
| Fully fitted designer kitchen in a range of colours & styles with soft close doors & drawers | • | • |
| Upgraded kitchen doors | | |
| Worktops with 100mm upstands | • | • |
| Upgraded worktops with 100mm upstands | | |
| Cutlery drawer | • | • |
| Integrated stainless steel fan assisted single oven | • | • |
| Gas hob | • | • |
| Ceramic hob | | |
| Induction hob | | |
| Integrated dishwasher | • | • |
| Integrated cooker hood | • | • |
| Opaque glass splashback behind hob | • | • |
| Integrated fridge freezer | | |
| Single bowl and drainer | • | • |
| Choice of stylish chrome mixer taps | • | • |
| Chrome down lights | • | • |
| Under / over unit lighting | | |
| Plinth lighting | | |
| Choice of modern vinyl floor coverings | • | • |
| Choice of ceramic / luxury vinyl flooring | | |
| Choice of upgraded tiling | | |
| UTILITY ROOM (where applicable) | | |
| Fitted designer units in a range of colours & styles with soft close doors | • | • |
| Upgraded doors | | |

| UTILITY ROOM (continued) | | |
|--|---|---|
| Worktops with 100mm upstands | • | • |
| Single sink and drainer | • | • |
| Washing machine & dryer | | |
| Chrome down lights | • | • |
| Choice of modern vinyl floor coverings | • | • |
| Choice of ceramic / luxury vinyl flooring | | |
| Choice of upgraded tiling | | |
| LIVING ROOM | | |
| Media plate | | • |
| TV point | • | |
| Choice of flooring | | |
| Wall mounted electric fire | | |
| PRINCIPAL BATHROOM | | |
| Shower bath with glass screen | • | • |
| White sanitary ware with modern vanity unit | • | • |
| Chrome mixer tap | • | • |
| Chrome towel warmer | • | • |
| Chrome down lights | • | • |
| Shaver socket | • | • |
| Mirrored wall unit | • | • |
| Modern vinyl floor coverings | • | • |
| Tiling to wet area including splashback | • | • |
| Tiling to floor | | • |
| Half height tiling to all other walls or full height tiling to two walls | | • |
| Choice of upgraded ceramic floor and wall tiles | | |
| ENSUITE | | |
| Shower with glass doors | • | • |
| White sanitary ware | • | • |
| Chrome towel warmer | • | • |
| Chrome down lights | • | • |
| Modern vinyl floor coverings | • | • |
| Tiling to wet area including splashback | • | • |
| Tiling to floor | | • |
| Half height tiling to all other walls or full height tiling to two walls | | • |
| Choice of upgraded ceramic floor and wall tiles | | |

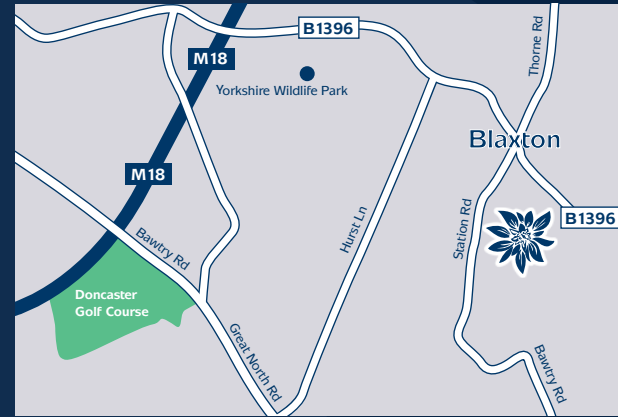
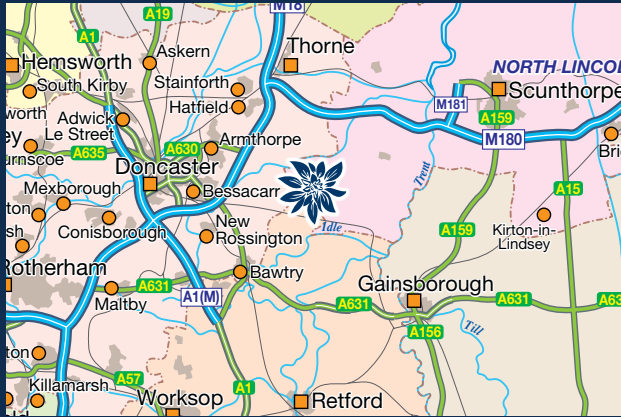
| BEDROOM 1 | | |
|---|---|---|
| TV point | • | |
| Media plate | | • |
| Wardrobes | | |
| Choice of flooring | | |
| ALL OTHER BEDROOMS | | |
| TV point | • | • |
| Media plate | | |
| Wardrobes | | |
| Choice of flooring | | |
| INTERNAL | | |
| Oak doors | • | • |
| White ceilings and walls finished with natural hessian throughout | • | • |
| Skirting and architrave | • | • |
| Gas heating and radiators | • | • |
| Loft and exterior wall insulation | • | • |
| Intruder alarm | • | • |
| Smoke detectors | • | • |
| White sockets and switches | • | • |
| Chrome sockets and switches | | |
| Digital aerial | • | • |
| Satellite dish including media plate to lounge and bedroom 1 | | • |
| Plumbing for washing machine under stairs (where applicable) | • | |
| EXTERNAL | | |
| Front courtesy light | • | • |
| Rear courtesy light | | |
| Outside tap to garden | | |
| Weatherproof socket | | |
| Electric roller shutter door to garage (where applicable) | • | • |
| Power and light to garage (where applicable) | • | • |
| Front of house landscaped to meet planning requirements | • | • |
| Double glazed windows | • | • |
| Turf to rear | | |

Choices from selected ranges, subject to build stage. Mandale Homes reserve the right to modify, alter or omit the specification at any time without notice.


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Please note that every care has been taken to ensure the accuracy of the information contained in this brochure at time of printing. In accordance with the property misdescriptions act 1991 the information provided is for guidance only. Our policy of constant improvement could result in changes to size, site layout, floor plans, elevations and specifications. Any floor plans or site plans are not displayed to scale. CGIs and photographs are for illustration purposes only. For exact plot specification, details of external and internal finishes, dimensions, site plan and floor plan differences please consult your sales advisor.

