

ATTRACTION

A COLLECTION OF LUXURY HOMES

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Fashion is architecture: it is a matter of proportions ATTRACTION

LIVING AT ATTRACTION

ATTRACTION IS OUR LATEST DEVELOPMENT IN HULL, 5.6 MILES FROM THE CITY CENTRE. WE ARE BUILDING A COLLECTION OF NEW HOMES IN KINGSWOOD, AN AREA THAT'S PACKED WITH AMENITIES AND AN 18-MINUTE DRIVE OR 40-MINUTE BUS RIDE FROM THE HEART OF THE UK CITY OF CULTURE 2017.

There's also plenty on your doorstep, with schools and local transport links close to home, as well as all the shops you will ever need. This really is one of Hull's best-connected suburbs.

Kingswood is one of Hull's fastest growing areas, with new homes and facilities being built throughout. With more people living in the area than ever before, there are now plenty of shops, places to eat and transport links that make it easy to call Kingswood home.

WAWNE ROAD, HULL, HU7 3AE T: 01482 778 929 E: ATTRACTION@STRATA.CO.UK



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> Fashion is in the sky, in the street, fashion has to do with ideas, the way we live COCO CHANEL

ABOUT ATTRACTION

UP AND COMING

Kingswood is one of Hull's more modern suburbs. Development started in the 1990s and the area has expanded ever since, with shops and amenities being added all the time. The most recent plans for new shops in the area estimate that up to 250 full-time jobs could be created, alongside part-time vacancies.

The main development in the area so far has been the creation of more than 3,600 new homes in Hull. There are plans to almost double this figure over the coming years.

The Kingswood Area Action Plan has helped to bring in new housing developments. It was designed to accelerate investment and encourage building throughout the suburb.

ON THE DOORSTEP

Living in Kingswood gives you the best of all worlds. You're never far from what the centre of Hull has to offer, but there's also plenty to see and do much closer to home.

Kingswood Retail Park, a seven-minute drive or 25-minute walk away, has everything you need for shopping and entertainment. Catch a film at Cineworld or don your bowling shoes at Hollywood Bowl. You can also do your weekly food shop at the Asda Superstore or M&S Food. There's also a petrol station.

The Village Green Café Bar could well become your local when you're living at Attraction. You can walk there in a matter of minutes, and its freshly made food is a great excuse to opt out of cooking once in a while.

GETTING AROUND

Attraction is on Wawne Road, and is close to many important road links. In less than 20 minutes, you can be on the A165 which will take you to Bridlington and Scarborough - perfect for family days out on the coast.

Getting into the city is easy as the closest bus stop is a four-minute walk away. Hop on the number 10 bus services to Hull Paragon Interchange and you'll be in the city in around 35 minutes. If you'd rather drive, Holwell Road will take you into the heart of the city in less than 20 minutes.

Hull Railway Station, 5.6 miles away, has direct services to destinations such as London King's Cross, Doncaster, Manchester and York.

SCHOOLS AND LEARNING

You'll never be short of great schools when you live in Kingswood, and several of them are a few miles from home.

The closest school to Attraction is Broadacre Primary School. It's open to children aged three to 11 and was rated good by Ofsted at its latest inspection.

For older children, St Mary's College is a 13-minute drive away. It's one of the best schools in the area, receiving an outstanding rating from Ofsted and is open to students aged 11 to 18.

The University of Hull, 4.5 miles from Attraction, offers undergraduate, postgraduate and PHD qualifications in a wide range of subjects from Criminology to Drama, Marketing to Philosophy.

HEALTH AND FITNESS

If you want to hit the gym, join a group exercise class or perhaps go for a swim, head down to David Lloyd Hull. Located 3.1 miles from Attraction, it's even got an on-site café where you can wind down after your workout.

Further afield is the Hull Golf Club. This 18-hole course is a 24-minute drive from Attraction.

Kingswood Surgery, an 18-minute walk from Attraction, is open six days a week. You'll also find Jhoots Pharmacy across the road. Another option is Highlands Health Centre at 0.9 miles away.

The nearest hospital is Hull Royal Infirmary, 6 miles from the development. It has an accident and emergency department, as well as other general surgery, maternity services and diabetic medicine.

SHOPPING

There's no shortage of shopping opportunities when you are living at Attraction. Kingswood Retail Park has high street names such as Next, Argos and Matalan, as well as an Asda Superstore. Best of all, it's 1.3 miles away.

Whitefriargate in Hull's Old Town is not to be missed. Wind your way through the historic streets to the Grade II listed Hepworth Arcade, with its host of quirky independent retailers.

If you love fresh produce, Humber Bridge Farmers Market is just the place. Thousands of people flock there on the first Sunday of every month to buy delicious produce and handmade crafts. You can join them by travelling 30 minutes from home.

THE ULTIMATE SHOWCASE

LIGHT TOUCH

10

Reflective surfaces and clever lighting give this Bologna kitchen a luminous feel, while integrated appliances provide ultimate functionality.

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LOUNGING AROUND

Tonal shades of cream and grey make this bright and spacious Emerald lounge the perfect place to relax and unwind.





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LEADING LIGHT

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10

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Reflective surfaces and neutral shades make this open-plan kitchen the standout heart of the home in the Venice.

and the second second HOTEL LUXE Style, tone and texture give master bedroom in the Rosas the indulgent feel of a boutique hotel.

THE ULTIMATE COLLECTION

Fashions fade, style is eternal yves saint laurent





THE ROSAS

THE ROSAS IS A FOUR BEDROOM HOME DESIGNED OVER THREE FLOORS WITH AN IMPRESSIVE MASTER BEDROOM.

The lounge in the Rosas has full length French doors which open onto the back garden. There is a separate fitted kitchen and dining area.

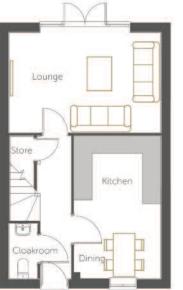
The ground floor also has a cloakroom and storage cupboard.

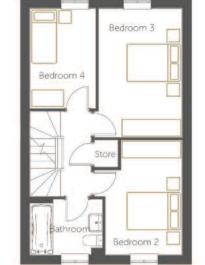
The first floor has two double bedrooms and a single bedroom, alongside a bathroom with Villeroy & Boch suite.

A staircase leads to the impressive master bedroom on the second floor, where there's a high sloping ceiling, skylight and dormer window. Its private ensuite comes complete with a corner shower.

The Rosas has its own seperate garage with driveway.

THE DIMENSIONS		
GROUND FLOOR Kitchen/dining Lounge (max) Cloakroom	4714mm x 2864mm 5000mm x 3313mm 1828mm x 939mm	15′6″ x 9′5″ 16′5″ x 10′11 6′0″ x 3′1″
FIRST FLOOR Bedroom 2 (max) Bedroom 3 (max) Bedroom 4 (max) Bathroom (max)	3775mm x 2900mm 4252mm x 2900mm 3297mm x 2163mm 2412mm x 1828mm	12'5" x 9'6" 14'0" x 9'6" 10'10" x 7'1" 7'11" x 6'0"
SECOND FLOOR Master bedroom (max) Ensuite (max)	5874mm x 3950mm 2163mm x 1922mm	19'3" x 13'0" 7'1" x 6'4"





FIRST FLOOR



Master Bedroom



THE CATANIA

THE CATANIA IS A FOUR BEDROOM HOME THAT IS IDEAL FOR GROWING FAMILIES, COMPLETE WITH A LARGE LOUNGE AND KITCHEN WITH UTILITY AREA.

As you enter the Catania, there is a spacious hallway with cloakroom and storage cupboard. This leads to an impressive lounge with double aspect windows and French doors onto the garden.

ATTRACTION

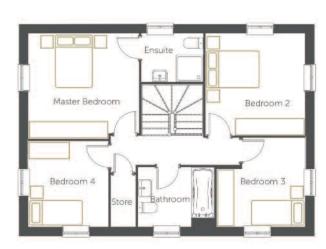
The open-plan kitchen and dining area is great for entertaining and spending time with family. The utility room has separate access to the garden. Integrated appliances include fridge freezer, dishwasher and washing machine.

On the first floor, there are four bedrooms set around a central landing. The master bedroom has fitted wardrobes and luxury shower ensuite. There is a family bathroom with Villeroy & Boch suite and three further bedrooms.

The Catania has a separate garage.

ТНЕ	DIMENSION	S
GROUND FLOOR Kitchen/dining _(max) Utility Lounge Cloakroom	6457mm x 3629mm 2068mm x 1610mm 6457mm x 3253mm 1399mm x 1916mm	21'2" x 11'11" 6'9" x 5'3" 21'2" x 10'8" 4'7" x 6'3"
FIRST FLOOR Master bedroom Ensuite Bedroom 2 Bedroom 3 Bedroom 4 (max) Bathroom (max)	3686mm x 3517mm 2068mm x 1608mm 3309mm x 3400mm 2969mm x 2939mm 2851mm x 2662mm 2549mm x 1979mm	12'1" x 11'7" 6'9" x 5'3" 10'10" x 11'2 9'9" x 9'8" 9'4" x 8'9" 8'4" x 6'6"





FIRST FLOOR





THE BOLOGNA

THE BOLOGNA IS AN IMPRESSIVE FOUR BEDROOM HOME WITH AN OPEN-PLAN KITCHEN AND DINING AREA, MAKING IT A GREAT PLACE TO SPEND TIME WITH FAMILY AND FRIENDS.

You enter the Bologna through a central entrance hall. There is a cloakroom and under the stairs storage space. The lounge is on this level, where a large central window and two sets of French doors provide access to the garden.

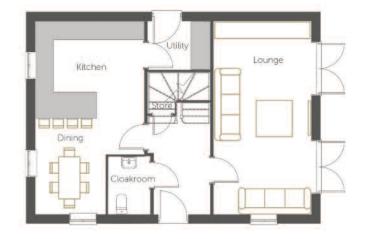
ATTRACTION

On the other side of the entrance hall is the dining room, kitchen and utility area, with separate entry point to the back garden. Double aspect windows flood the space with light. The home also comes with integrated appliances including dishwasher, fridge freezer and washing machine.

On the first floor there are four bedrooms and a family bathroom with Villeroy ϑ Boch suite. The master bedroom has fitted wardrobes and its own shower ensuite.

The Bologna has its own separate garage.

THE	DIMENSION	S
GROUND FLOOR		
Kitchen/dining (max)	6457mm x 3629mm	21′2″ x 11′11″
Utility	2068mm x 1610mm	6′9″ x 5′3″
Lounge	6457mm x 3253mm	21′2″ x 10′8″
Cloakroom	1399mm x 1916mm	4'7" x 6'3"
FIRST FLOOR		
Master bedroom	3686mm x 3517mm	12'1" × 11'7"
Ensuite	2068mm x 1608mm	6′9″ x 5′3″
Bedroom 2	3309mm x 3400mm	10'10" × 11'1
Bedroom 3	2969mm x 2939mm	9′9″ x 9′8″
Bedroom 4 (max)	2851mm x 2662mm	9′4″ x 8′9″
Bathroom (max)	2549mm x 1979mm	8′4″ x 6′6″



Master Bedroom 2 Bedroom 4 Store Bathroom Bedroom 3

FIRST FLOOR

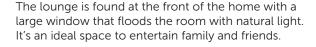
Ensuite





THE PARIS

THE PARIS IS A SPACIOUS FAMILY HOME WITH FOUR GOOD-SIZED BEDROOMS AND AN OPEN-PLAN KITCHEN AND DINING AREA.



ATTRACTION

There is a door from the lounge into the dining and kitchen area, as well as access from the central hallway. There are French doors leading on the rear garden, and a utility room with separate access to the garden.

The Paris has a ground floor cloakroom and a large integral garage with driveway.

Upstairs on the first floor, four spacious bedrooms lead off a central landing. The master bedroom has two windows creating a bright and airy atmosphere. It also has an ensuite.

The family bathroom has a Villeroy & Boch suite.







FIRST FLOOR



THE EMERALD

THE EMERALD IS AN IMPRESSIVE FOUR BEDROOM DETACHED HOME WITH A LARGE, VERSATILE LIVING AREA.

The central entrance hall leads to the lounge in the Emerald. An open-plan kitchen, with integrated dishwasher and under worktop larder fridge, and dining room with breakfast bar and snug area lies at the back of the home. From the dining area there are large French doors onto the private back garden.

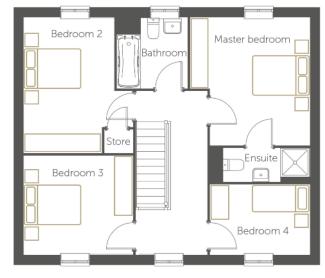
ATTRACTION

The ground floor has a utility room complete with integrated appliances including fridge freezer and washing machine. There is a separate back door that leads to the garden.

Upstairs, four bedrooms lead off the central landing with the master bedroom having ensuite facilities. The family bathroom has a Villeroy & Boch suite with shower over bath including glass screen.

The Emerald comes with a separate garage.





FIRST FLOOR

THE DIMENSIONS				
GROUND FLOOR				
Kitchen/dining/snug (max)	7384mm x 2915mm	24′3″ x 9′7″		
Utility (max)	3254mm x 2336mm	10'8" x 7'8"		
Lounge (max)	5519mm x 3327mm	18'1" x 10'11"		
Cloakroom	2350mm x 1502mm	7'9" x 4'11"		
Utility (max)	2635mm x 1777mm	8′8″ x 5′10″		
FIRST FLOOR				
Master bedroom	3981mm x 3711mm	13'1" x 12'2"		
Ensuite (max)	2699mm x 1051mm	8′10″ x 3′5″		
Bedroom 2 (max)	4218mm x 2803mm	12'10" x 9'2"		
Bedroom 3	3390mm x 3076mm	11'2" x 10'1"		
Bedroom 4	3099mm x 2175mm	10'2" x 7'2"		
Bathroom (max)	2193mm x 2192mm	7'2" x 7'2"		



THE VENICE

THE VENICE IS A FOUR BEDROOM HOME WITH A LARGE LOUNGE, AN INTEGRAL GARAGE AND AN IMPRESSIVE MASTER SUITE.

As you enter The Venice, a wide central hallway leads to the spacious kitchen and dining area. The lounge spans the back of the home with French doors that lead onto the garden and flood the room with light.

ATTRACTION

There is also a cloakroom on the ground floor. Upstairs, the four bedrooms lead off the central landing and there is a family bathroom with Villeroy & Boch suite.

The master bedroom at the rear of the Venice has views over the garden and a luxury ensuite.

The Venice has an integral garage and driveway.





DIMENSION	S
6506mm x 3171mm	21′4″ x 10′5"
5871mm x 3268mm	19′3″ x 10′9″
2246mm x 1411mm	7'4" x 4'8"
4228mm x 3973mm	13'11" × 13'1"
2062mm x 1551mm	6'9" x 5'1"
3825mm x 3166mm	12′7″ x 10′5″
3600mm x 3174mm	11′10″ x 10′5
3174mm x 2402mm	10′5″ x 7′11″
3166mm x 1925mm	10′5″ x 6′4″
	5871mm x 3268mm 2246mm x 1411mm 4228mm x 3973mm 2062mm x 1551mm 3825mm x 3166mm 3600mm x 3174mm 3174mm x 2402mm



THE BARCELONA

THE BARCELONA IS DESIGNED OVER THREE FLOORS AND HAS FOUR DOUBLE BEDROOMS WITH A SEPARATE GARAGE.

Master Bedroom

Bedroom 2

The Barcelona has a side entrance which leads into the kitchen and dining area. The kitchen has an integrated Neff oven and stainless steel sink with mixer tap.

ATTRACTION

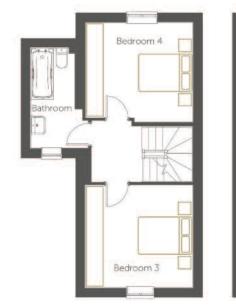
The lounge at the back of the home features high ceilings and French doors that open out onto the back garden. There is also a ground floor cloakroom.

There are two double bedrooms on the first floor and a bathroom with a Villeroy & Boch suite. The two remaining bedrooms occupy the second floor and the master bedroom has its own ensuite.

The Barcelona has a separate garage and driveway.







GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



THE MADRID

THE MADRID IS A THREE-STOREY TOWNHOUSE WITH FOUR DOUBLE BEDROOMS.

Master Bedroom

Store

Bedroom 2

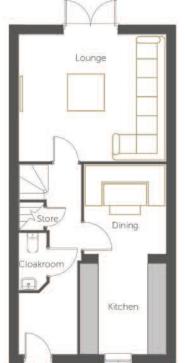
Ensuite

The entrance hall with cloakroom in the Madrid leads to the kitchen and dining area. At the back of the home, the lounge is filled with natural light from tall French doors which open out onto the garden.

On the first floor there are two large double bedrooms and family bathroom with a Villeroy & Boch suite. The second floor has two further bedrooms, including the master bedroom with ensuite. All four bedrooms have two windows which add to the home's light and airy feel.

The Madrid has a separate garage.







GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

SPECIFICATION

QUALITY & STYLE





KITCHENS

Every home has a sleek and stylish kitchen with stainless steel sink and mixer tap, Neff single electric oven and extractor fan, stainless steel splashback and Indesit ceramic hob. You can personalise your kitchen with your choice of cupboard doors, handles and worktops. There is also a selection of tiles from leading brand Porcelanosa.

BATHROOMS & ENSUITES

The contemporary bathrooms and ensuites feature sanitaryware by Villeroy & Boch. The cloakrooms, bath suites and shower trays are all in timeless white with fixtures and fittings such as taps in stainless steel.

Family bathrooms have a bath, shower or a shower over the bath with a glass screen. The luxury ensuites have good-sized square or corner shower enclosures and all tiles are from leading brand Porcelanosa.

CENTRAL HEATING & EFFICIENCY

New homes are approximately 65% more energy efficient, according to the Home Builders Federation. Our homes are designed to be as energy efficient as possible with better ventilation and insulation, quality windows, reduced sound transmission, and increased fire and electrical safety. Energy efficient appliances are fitted as standard.

Every home is fitted with gas central heating as standard with an Ideal Logic boiler.

FIXTURES & FITTINGS

Homes are finished to a high standard with oak veneer internal doors throughout. There are two or three television and telephone points, and smoke detectors are fitted as standard.

Rooms are decorated in neutral colours to give you the flexibility to move in straight away or personalise the interior design to suit you.







INSIDE & OUT





GARDEN & EXTERNAL FEATURES

Each home has a statement front door with contemporary handle, door number and knocker. Many have overhead canopies with wall-mounted door lights or ceiling-mounted lights in the porch. UPVC windows in cream or grey have stone-effect finished cills.

The front gardens are landscaped with a tarmac or block paved driveway. Rear gardens are enclosed for privacy and fencing is finished in a dark brown stain. Homes with an integral or separate garage include doors by leading German brand Horman.

SECURITY

All external doors have a multipoint locking system included as standard and locks on all windows. There are viewing holes on front doors for extra security. You can choose to upgrade your home with an advanced security system for added peace of mind.

WARRANTIES

Homes are completed to National House Building Council standard with a 10-year Buildmark warranty. This is the UK's leading insurance cover for new homes.

For the first two years we will take care of issues with the central heating, roof or structure of the property and any other agreed areas such as water services. All kitchen appliances are covered by a two-year manufacturer's warranty.

Once built and ready to move in, you will be invited to a guide and demonstration of your new home. On moving day, you will receive a comprehensive homeowner's handbook and you will be introduced to a dedicated Customer Service Co-ordinator.









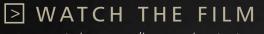
We are delighted that over 90% of our customers say they are happy with the quality of their new homes and would recommend Strata to a friend.

The result means Strata was awarded the highest accolade of five stars in the latest customer satisfaction survey by the home builders federation and national house building council. "Strata is a modern family business with a fresh approach to home building. Our love of design and quality underpins a desire to create beautiful homes of the highest standard. Our customers are at the heart of everything we do and we strive to deliver an outstanding home buying experience."

ANDREW WEAVER Chief Executive







youtube.com/homesbystrata

#MAKEITYOURS



STRATA.CO.UK

We aim to show accurate information and imagery at all times, but we occasionally improve the designs of our homes or specification. All details are accurate at the time of printing. Please ask your Customer Experience Manager for further details.