



EPITOME

A COLLECTION OF LUXURY HOMES

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Fashion is architecture:
it is a matter of proportions

COCO CHANEL

LIVING AT EPITOME

EPITOME IS A COLLECTION OF TWO, FOUR AND FIVE BEDROOM HOMES IN THE SNOWHILL AREA OF WAKEFIELD. EMERGING IN ITS OWN RIGHT ALONGSIDE MORE ESTABLISHED SUBURBS SUCH AS WRENTHORPE AND OUTWOOD.

Snowhill is growing in popularity and amenities, making it an increasingly desirable place to live, within very easy reach of one of the north's most exciting cities. That journey into the city centre can take as little as 10 minutes by car and local transport links to other areas are excellent too, including easy access to both the M1 and M62.

Snowhill is a small suburb of Wakefield, just 1.4 miles from the city centre. Over the past few years, it has become a thriving residential area with a growing population and new shops and services adding to the amenities on the doorstep all the time. Several developments around Snowhill have led to the creation of new roads, retail parks and places to eat and drink.

Wakefield is close to home and is fast becoming one of the north's most important business hubs. A multi-million pound regeneration project is underway, bringing exciting new investment to the city. The first phases of the Merchant Gate residential, office and leisure development have been completed, and there's also the new Trinity Walk shopping centre to enjoy.

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TAKE A VIRTUAL TOUR OF
THE EPITOME DEVELOPMENT.

strata.co.uk/epitomevt





- THE LIVORNO TWO BEDROOM HOME
- THE PARIS FOUR BEDROOM HOME
- THE BARCELONA FOUR BEDROOM HOME
- THE BOLOGNA FOUR BEDROOM HOME
- THE CATANIA FOUR BEDROOM HOME
- THE VENICE FOUR BEDROOM HOME
- THE COPENHAGEN FOUR BEDROOM HOME
- THE MADRID FOUR BEDROOM HOME
- THE SEVILLE FOUR BEDROOM HOME
- THE PALERMO FIVE BEDROOM HOME
- AFFORDABLE HOUSING



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

COCO CHANEL

DISCOVER WAKEFIELD

YOU'RE NEVER FAR FROM A REASON TO LOVE LIVING HERE. SHORT JOURNEYS WILL TAKE YOU TO SOME OF THE BEST ATTRACTIONS IN THE AREA - HERE ARE SOME THAT ARE NOT TO BE MISSED.

THINGS TO DO

The Hepworth Gallery put Wakefield on the arts map. Named after locally-born sculptor Barbara Hepworth, it's a beautiful space with a great café, and lots of activities and events just 3.3 miles from Epitome. If that ignites a passion for sculpture, you'll love Yorkshire Sculpture Park, 11 miles from home and worth every second of the 15-minute journey. Discover hundreds of sculptures, works of art and features in the gardens of Bretton Hall.

Wakefield's Theatre Royal hosts a vibrant programme of stand-up, music, pantomime and theatre, as well as a year-round schedule of activities, including youth theatre.

For adrenalin-fuelled fun head to Paintball Commando, 4.7 miles south (about 16 minutes' drive) which claims to be the UK's safest paintballing centre and is highly-rated by paintballers of all ages and abilities.

The recently revived Unity Hall plays host to live music and theatre, film screenings, regular club nights and a popular bar and restaurant – a good day or night out, close to home at under 2 miles away.

Alverthorpe Meadows and Wrenthorpe Park is a local nature reserve 0.8 miles from Epitome, and a great place for walking and cycling, with a kids' playground and meadows for wildlife spotting.

The Rhubarb Triangle Farm Shop, around 4 miles away, makes and stocks delicious local produce, and has a children's farm for youngsters to enjoy and a year-round calendar of activities.

A trip to Pugneys Watersport Centre and Country Park, 3.6 miles from home, offers sailing, windsurfing, kayaking and much more. If you'd rather keep your feet on dry land, there's also an on-site playground and café.

EDUCATION

You'll never be short of great schools when you live in Snowhill, and many of them are under a mile from Epitome.

For little ones from two months to five years, Busy Bees Day Nursery is a short walk away at 0.5 miles. It was rated good by Ofsted at its latest inspection.

Travel 0.4 miles and you'll find Newton Hill Community School. Also rated good by Ofsted, the school is for children from four to 11 years. Another option is Wrenthorpe Primary School – 1.1 miles away – with a good rating from Ofsted.

For older children aged 11 to 18, Outwood Grange Academy is 1.5 miles away. It's one of the best schools in the area and has the top 'outstanding' rating from Ofsted.

HEALTH & FITNESS

Under half a mile from Epitome is the newly opened Bannatyne Health Club with a pool, comprehensive programme of classes and activities, personal trainers and state-of-the-art facilities. Alternatively, head to Total Fitness, 4.9 miles from Epitome, which is open to membership and pay-as-you-go use. Nearby in Wrenthorpe there are plenty of fitness activities to join in with, from the free-to-use football pitch to the local cricket club. Youth cricket and football teams are thriving, and there's a popular badminton club in the village too.

New Southgate Surgery is 0.6 miles away, where you'll find GP services and specialist clinics four mornings a week. Pinderfields General Hospital, which is 0.8 miles away, has an A&E department, as well as specialist clinics and outpatient services. Your nearest dentists are in nearby Wrenthorpe and Outwood, and there's a choice of practices in Wakefield city centre.

TRANSPORT

Epitome is well-served by local Arriva buses, with the 103 and 110 running into the centre of Wakefield. Head to a bus stop that's about six minutes' walk from home and the buses run into Wakefield every 10 minutes. You can be at Wakefield Bus Station in 13 minutes, or the 110 will take you to Leeds City Bus Station in 38 minutes.

Once you're in the centre of Wakefield, make your way to Wakefield Westgate train station (1.6 miles away from Epitome) for regular services to major towns and cities throughout the UK, including London King's Cross, Plymouth and Glasgow.

Being so close to Wakefield, you're never far from everything you could need, but very soon there will be much more just moments from home. Snowhill Retail Park is opening summer 2017 and will offer food retail and a choice of high street chain cafés and restaurants.

SHOPPING

With Wakefield so close by, your shopping fix is easily met. Trinity Walk Shopping Centre is 2.5 miles away in the city centre, where you'll find big names such as H&M, New Look and Topshop as well as places to eat and drink. The Ridings is home to more high street names as well as smaller independents, while around Northgate and the Bullring you'll find small boutique outlets.

Wakefield Market Hall is definitely worth a look and is 1.6 miles away from Epitome. Head down to Union Street six days a week to buy everything from clothing, jewellery and greetings cards. Look out for a monthly food, art and crafts market held the second Saturday of each month from 10am to 4pm, near Wakefield Cathedral.

A close-up photograph of a dark, textured fabric featuring a prominent white geometric pattern. The pattern consists of interconnected, irregular polygonal shapes, resembling a honeycomb or cellular structure. The lighting is dramatic, highlighting the texture of the fabric and the sharp edges of the white lines. The background is dark and out of focus.

THE ULTIMATE
SHOWCASE



LIGHT TOUCH

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

LOUNGING AROUND

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





PICTURE PERFECT

Sleek lines, stylish lighting and statement pictures make this a functional yet modern space for family dining in the Copenhagen.

BOLD BACKDROP

The master bedroom suite in the Palermo doesn't shy away from rich textures, sumptuous fabrics and soft furnishings to add elegance and class.





THE ULTIMATE
COLLECTION

Fashions fade,
style is eternal

YVES SAINT LAURENT



THE LIVORNO

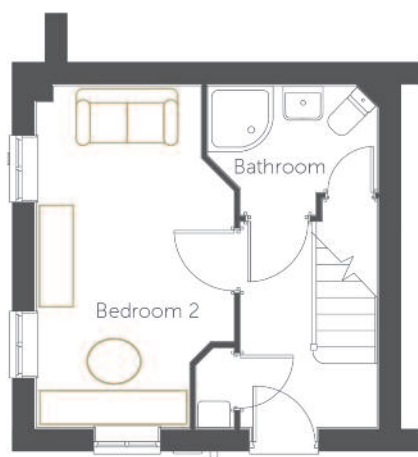
THE LIVORNO IS A UNIQUE HOME DESIGNED OVER THREE FLOORS WITH AN IMPRESSIVE MASTER BEDROOM, SECOND BEDROOM AND OPEN-PLAN LOUNGE.

On the ground floor of the Livorno there is a bathroom with corner shower, as well as a double bedroom that could be used as a study or separate living space.

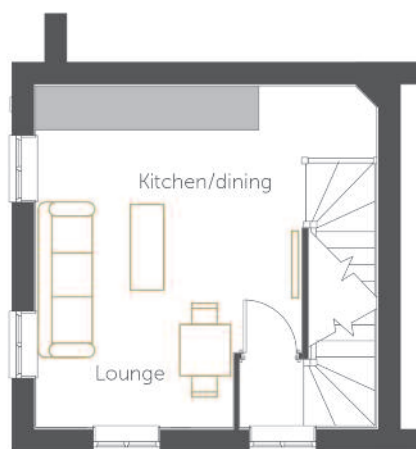
The staircase opens onto the first floor lounge, with room for a dining table and corner sofa.

Occupying the whole of the second floor is the master bedroom with ensuite. Four windows enhance the room's light and open atmosphere.

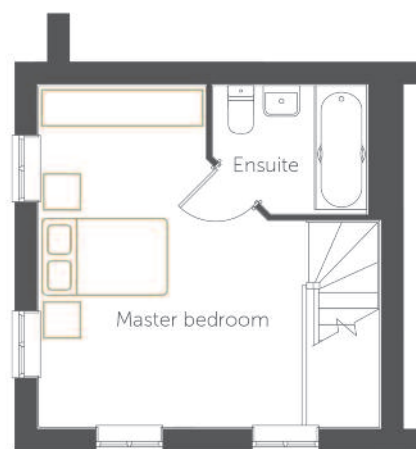
The Livorno comes with an allocated parking space and private garden, wherever possible.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THE DIMENSIONS

GROUND FLOOR

Bedroom 2 (max)	4680mm x 2719mm	15'4" x 8'11"
Bathroom (max)	2327mm x 1770mm	7'8" x 5'10"

FIRST FLOOR

Lounge/kitchen/dining (max)	4680mm x 3655mm	15'4" x 12'0"
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SECOND FLOOR

Master bedroom	4680mm x 3655mm	15'4" x 12'0"
Ensuite	2296mm x 1903mm	7'6" x 6'3"



THE PARIS

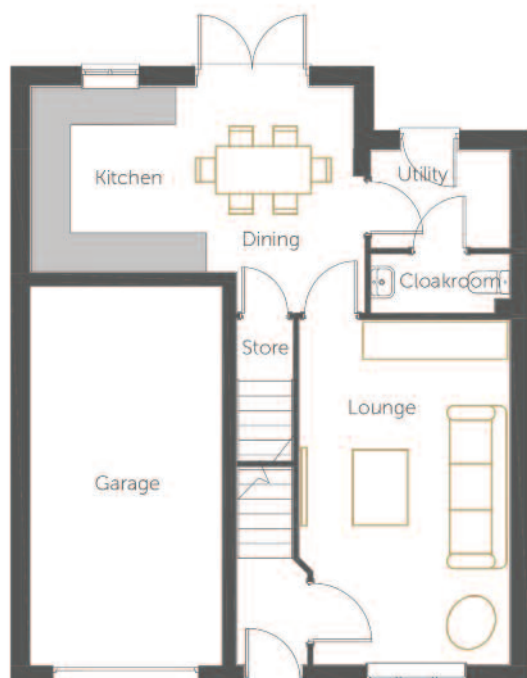
THE PARIS IS A SPACIOUS FAMILY HOME WITH FOUR GOOD-SIZED BEDROOMS AND AN OPEN-PLAN KITCHEN AND DINING AREA.

The lounge is found at the front of the home with a large window that floods the room with natural light. It's an ideal space to entertain family and friends.

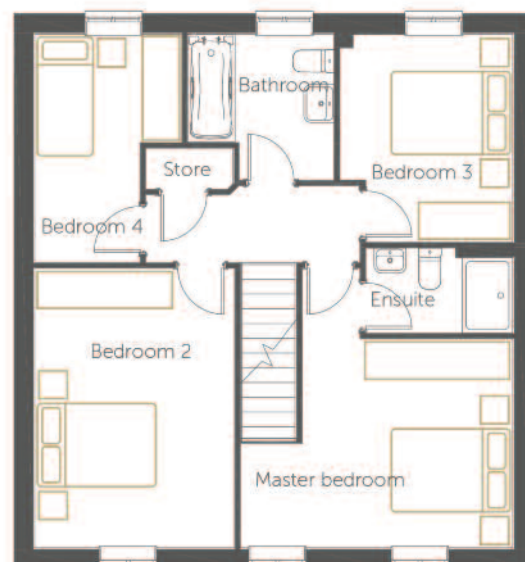
There is a door from the lounge into the dining and kitchen area, as well as access from the central hallway. There are French doors leading on the rear garden, and a utility room with separate access to the garden.

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.



GROUND FLOOR



FIRST FLOOR

THE DIMENSIONS

GROUND FLOOR

Kitchen/dining (max)	5269mm x 3575mm	17'4" x 11'9"
Utility	2193mm x 1550mm	7'2" x 5'1"
Lounge (max)	5452mm x 3325mm	17'11" x 10'11"
Cloakroom	2193mm x 938mm	7'2" x 3'1"

FIRST FLOOR

Master bedroom (max)	4302mm x 3300mm	14'2" x 10'10"
Ensuite	2322mm x 1352mm	7'7" x 4'5"
Bedroom 2	4417mm x 3159mm	14'6" x 10'4"
Bedroom 3 (max)	3287mm x 2731mm	10'10" x 9'0"
Bedroom 4 (max)	3541mm x 2325mm	11'8" x 7'8"
Bathroom (max)	2318mm x 2307mm	7'7" x 7'7"



THE BARCELONA

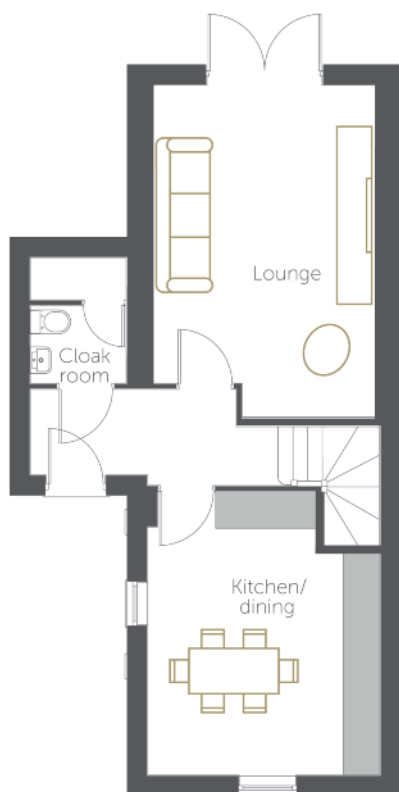
THE BARCELONA IS DESIGNED OVER THREE FLOORS AND HAS FOUR DOUBLE BEDROOMS WITH A SEPARATE GARAGE.

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.

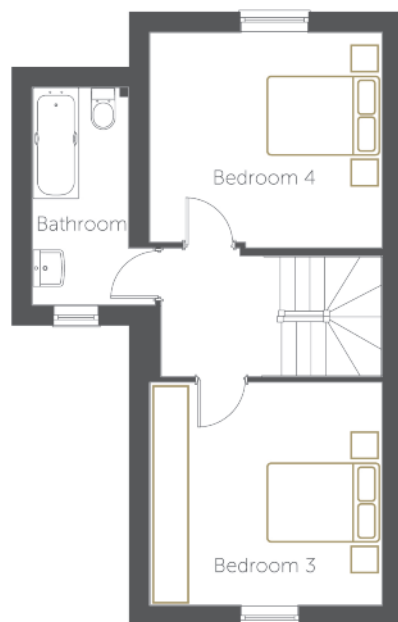
The lounge at the back of the home features high ceilings and French doors that open out onto the back garden. There is also a ground floor cloakroom.

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.

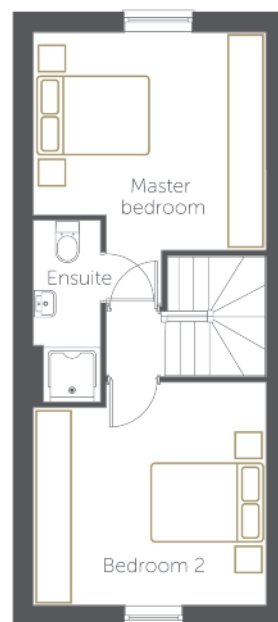
The Barcelona has a separate garage and driveway.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THE DIMENSIONS

GROUND FLOOR

Kitchen/dining (max)	4269mm x 3545mm	14'0" x 11'8"
Lounge (max)	5079mm x 3545mm	16'8" x 11'8"
Cloakroom	1455mm x 1199mm	4'9" x 3'11"

FIRST FLOOR

Bedroom 3	3545mm x 3390mm	11'8" x 11'2"
Bedroom 4 (max)	3545mm x 3279mm	11'8" x 10'9"
Bathroom	3311mm x 1455mm	10'10" x 4'9"

SECOND FLOOR

Master bedroom (max)	3545mm x 3277mm	11'8" x 10'9"
Ensuite (max)	2779mm x 897mm	9'1" x 2'11"
Bedroom 2 (max)	3545mm x 3387mm	11'8" x 11'1"



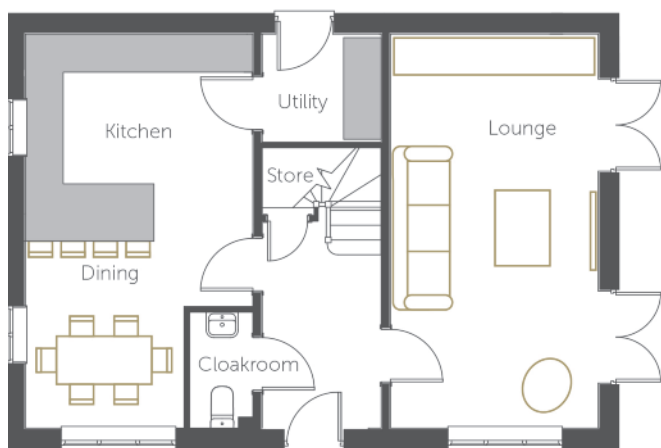
THE BOLOGNA

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.

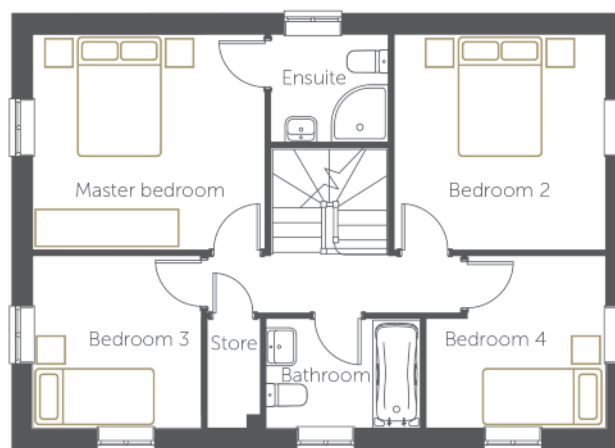
You enter the Bologna through a central entrance hall. There is a cloakroom and under the stairs storage space. The lounge is on this level, where a large central window and two sets of French doors provide access to the garden.

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.

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



GROUND FLOOR



FIRST FLOOR

THE DIMENSIONS

GROUND FLOOR

Kitchen/dining (max)	6203mm x 3591mm	20'4" x 11'9"
Utility	1875mm x 1700mm	6'2" x 5'7"
Lounge	6203mm x 3281mm	20'4" x 10'9"
Cloakroom	1824mm x 997mm	6'0" x 3'3"

FIRST FLOOR

Master bedroom	3664mm x 3399mm	12'0" x 11'2"
Ensuite	1885mm x 1700mm	6'2" x 5'7"
Bedroom 2	3400mm x 3340mm	11'2" x 11'0"
Bedroom 3	2715mm x 2662mm	8'11" x 8'9"
Bedroom 4 (max)	2836mm x 2715mm	9'4" x 8'11"
Bathroom	2435mm x 1750mm	8'0" x 5'9"



THE CATANIA

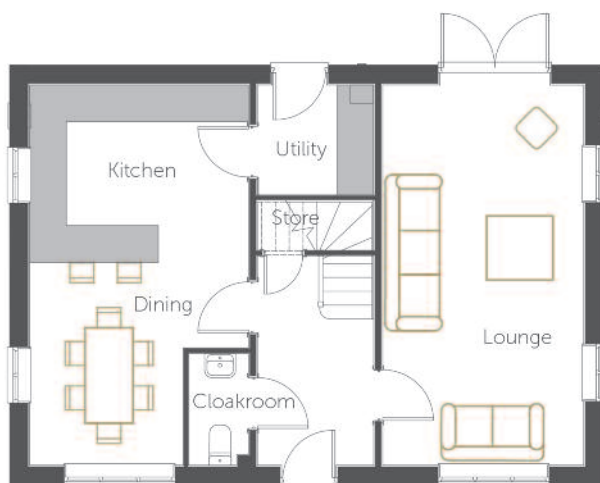
THE CATANIA IS A FOUR BEDROOM HOME OF CLASSIC PROPORTIONS THAT IS IDEAL FOR GROWING FAMILIES, COMPLETE WITH A LARGE LOUNGE AND KITCHEN WITH UTILITY AREA.

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.

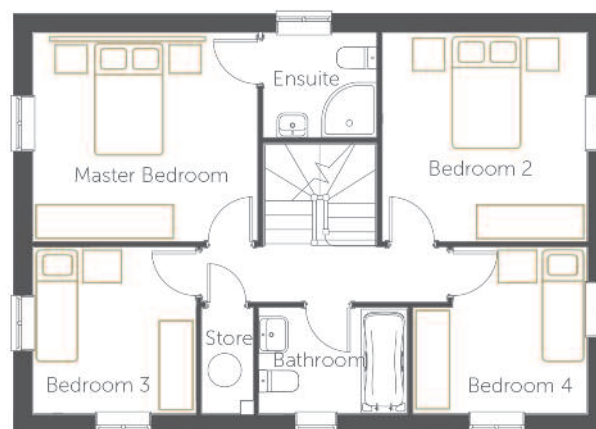
The open-plan kitchen and dining area is great for entertaining and spending time with family. The utility room has separate access to the garden. Integrated appliances include fridge freezer, dishwasher and washing machine.

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.



GROUND FLOOR



FIRST FLOOR

THE DIMENSIONS

GROUND FLOOR

Kitchen/dining (max)	6153mm x 3539mm	20'2" x 11'6"
Lounge	6153mm x 3229mm	20'2" x 10'6"
Utility	1823mm x 1638mm	5'10" x 5'4"
Cloakroom	1762mm x 932mm	5'8" x 3'1"

FIRST FLOOR

Master bedroom	3602mm x 3337mm	11'9" x 10'9"
Ensuite	1784mm x 1701mm	5'8" x 5'6"
Bedroom 2	3278mm x 3338mm	10'9" x 10'11"
Bedroom 3	2653mm x 2600mm	8'8" x 8'6"
Bedroom 4 (max)	2784mm x 2652mm	9'2" x 8'8"
Bathroom (max)	2360mm x 1663mm	7'7" x 5'4"



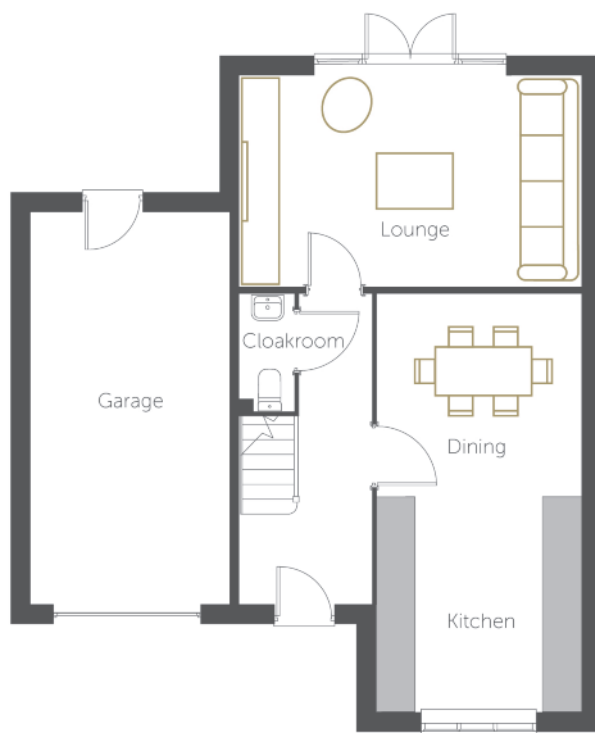
THE VENICE

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

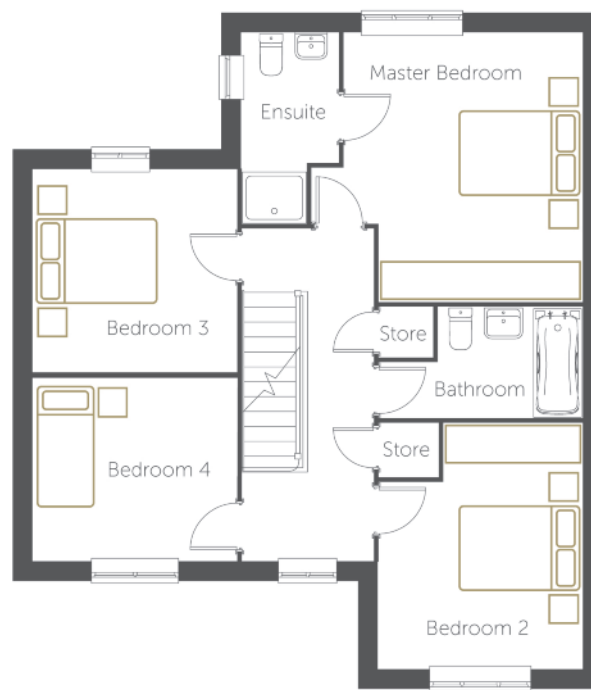
As you enter The Venice, a wide central hallway leads to the spacious kitchen and dining area. The lounge spans the back of the home with French doors that lead onto the garden and flood the room with light.

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 includes fitted wardrobes and a luxury ensuite. The Venice has an integral garage and driveway.



GROUND FLOOR



FIRST FLOOR

THE DIMENSIONS

GROUND FLOOR

Kitchen/dining	6506mm x 3171mm	21'4" x 10'5"
Lounge (max)	5308mm x 3268mm	17'5" x 10'9"
Cloakroom	849mm x 1815mm	2'9" x 5'11"

FIRST FLOOR

Master bedroom (max)	4188mm x 3715mm	13'9" x 12'2"
Ensuite (max)	2013mm x 1500mm	6'7" x 4'11"
Bedroom 2 (max)	3825mm x 3166mm	12'7" x 10'5"
Bedroom 3	3174mm x 3150mm	10'5" x 10'4"
Bedroom 4	3174mm x 2852mm	10'5" x 9'4"
Bathroom (max)	3166mm x 1724mm	10'5" x 5'8"



THE COPENHAGEN

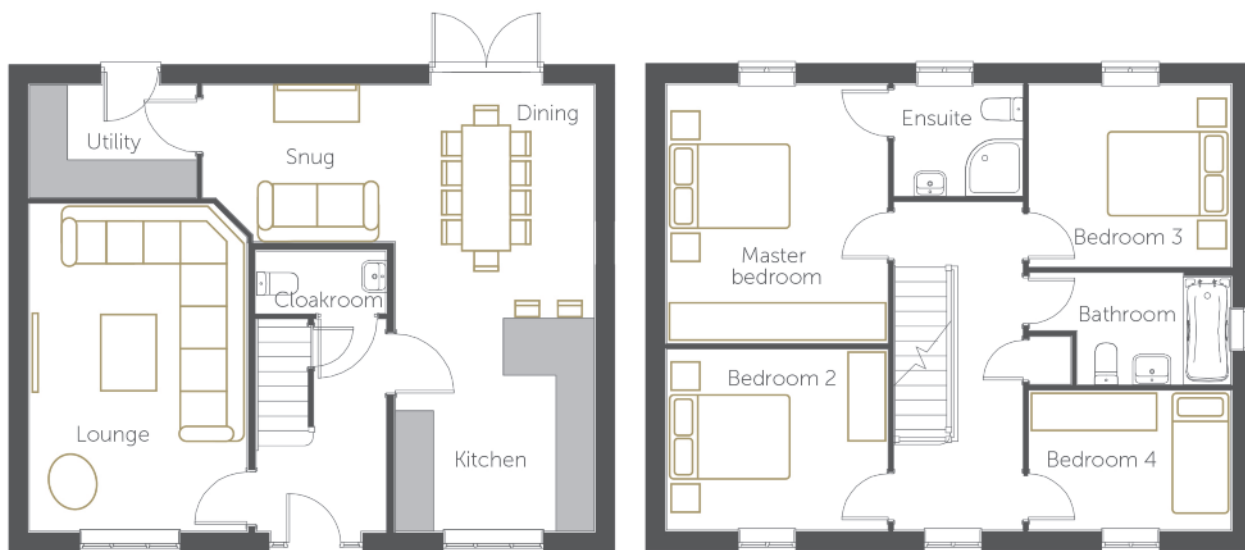
THE COPENHAGEN IS A FOUR BEDROOM DETACHED HOME WITH A SPACIOUS AND PRACTICAL LIVING AREA THAT IS IDEAL FOR A LARGER FAMILY.

The ground floor of the Copenhagen has a stylish kitchen dining area, complete with breakfast bar and family snug creating a great space for entertaining and spending time together. French doors lead onto the back garden off the dining area. With separate door to the back garden, there is a utility room that includes an integrated washing machine and fridge freezer.

The lounge is off the central hallway. It has a large front window that fills the room with natural light. There is also a ground floor cloakroom.

On the first floor of the Copenhagen, a central landing leads to four bedrooms and a family bathroom. There is a spacious master bedroom with ensuite, two further double bedrooms and a single bedroom.

The Copenhagen has its own separate garage.



GROUND FLOOR

FIRST FLOOR

THE DIMENSIONS		
GROUND FLOOR		
Kitchen/dining (max)	7020mm x 3128mm	23'1" x 10'3"
Snug (max)	3039mm x 2462mm	10'0" x 8'1"
Lounge (max)	5155mm x 3430mm	16'11" x 11'3"
Utility (max)	2635mm x 1777mm	8'8" x 5'10"
Cloakroom	2035mm x 983mm	6'8" x 3'3"
FIRST FLOOR		
Master bedroom	4082mm x 3490mm	13'5" x 11'5"
Ensuite (max)	2035mm x 1763mm	6'8" x 5'9"
Bedroom 2 (max)	3489mm x 2850mm	11'5" x 9'4"
Bedroom 3	3190mm x 2881mm	10'6" x 9'6"
Bedroom 4	3190mm x 2200mm	10'6" x 7'3"
Bathroom (max)	3189mm x 1754mm	10'6" x 5'9"



THE MADRID

THE MADRID, RENDERED IN BRIGHT WHITE WITH GEORGIAN WINDOWS, IS A THREE-STOREY TOWNHOUSE WITH FOUR DOUBLE BEDROOMS.

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

THE DIMENSIONS

GROUND FLOOR

Kitchen/dining (max)	6275mm x 2852mm	20'7" x 9'4"
Lounge (max)	4860mm x 4187mm	15'11" x 13'9"
Cloakroom (max)	1900mm x 920mm	6'3" x 3'0"

FIRST FLOOR

Bedroom 3 (max)	4860mm x 2728mm	15'11" x 8'11"
Bedroom 4 (max)	4860mm x 3408mm	12'11" x 11'2"
Bathroom (max)	2426mm x 2198mm	8'0" x 7'3"

SECOND FLOOR

Master bedroom (max)	4860mm x 3672mm	15'11" x 12'1"
Ensuite	1772mm x 1386mm	5'10" x 4'7"
Bedroom 2 (max)	4860mm x 3516mm	15'11" x 11'7"



THE SEVILLE

THE SEVILLE IS A CLASSIC TOWNHOUSE WITH FOUR SPACIOUS BEDROOMS AND LARGE FIRST FLOOR LOUNGE.

The entrance hall with adjoining cloakroom leads to the Seville's spacious farmhouse-style kitchen. Double French doors open out onto the private garden.

The first floor lounge is filled with natural light from two large Georgian windows. There is also a guest bedroom that looks over the garden and has its own ensuite.

The large master bedroom on the second floor also has an ensuite and two windows that create a bright and airy atmosphere. There are two single bedrooms and a family bathroom with Villeroy & Boch suite.

The Seville has an integral garage



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

THE DIMENSIONS

GROUND FLOOR

Kitchen/dining	5159mm x 4988mm	16'11" x 16'5"
Cloakroom	1737mm x 905mm	5'8" x 3'0"

FIRST FLOOR

Bedroom 2	5159mm x 3541mm	16'11" x 11'8"
Ensuite	2866mm x 1483mm	9'5" x 4'11"
Lounge	5159mm x 4416mm	16'11" x 14'6"

SECOND FLOOR

Master bedroom	5159mm x 2848mm	16'11" x 9'4"
Ensuite	2687mm x 1428mm	8'10" x 4'8"
Bedroom 3	3423mm x 2687mm	11'3" x 8'10"
Bedroom 4	2379mm x 2376mm	7'10" x 7'10"
Bathroom	687mm x 1700mm	8'10" x 5'7"



THE DIMENSIONS

GROUND FLOOR

Kitchen/dining (max)	6900mm x 3520mm	22'8" x 11'7"
Utility	2953mm x 1042mm	9'8" x 3'5"
Snug	3658mm x 2430mm	12'0" x 8'0"
Cloakroom (max)	2411mm x 1113mm	7'11" x 3'8"

FIRST FLOOR

Lounge	6900mm x 4859mm	22'8" x 15'11"
Bedroom 2 (max)	3982mm x 3262mm	13'1" x 10'9"
Bedroom 3 (max)	3520mm x 2830mm	11'7" x 9'3"
Bathroom (max)	3334mm x 2221mm	10'11" x 7'4"

SECOND FLOOR

Master bedroom (max)	6900mm x 4763mm	22'8" x 15'8"
Ensuite (max)	2757mm x 2614mm	9'1" x 8'7"
Bedroom 4 (max)	3529mm x 3183mm	11'7" x 10'5"
Bedroom 5 (max)	3269mm x 2448mm	11'11" x 8'0"

THE PALERMO

THE PALERMO IS AN IMPRESSIVE FAMILY HOME WITH VERSATILE LIVING SPACE THAT INCLUDES A KITCHEN DINING AREA, FIRST FLOOR LOUNGE, AND STUNNING MASTER BEDROOM.

The Palermo benefits from a ground floor snug, cloakroom and understairs storage. The dining area is at the rear of the home where there are French doors opening out into the garden. The kitchen has access to a utility room, which includes appliances such as a dishwasher, fridge freezer and washing machine.

A winding staircase leads into the first floor lounge, which spans the front of the home. It is a bright and impressive space thanks to three large windows. There is also a family bathroom and two more bedrooms.

The master bedroom is on the second floor, where you will find a spacious dressing area and ensuite with shower, as well as a further two bedrooms.

The Palermo has a tarmac-finished driveway leading to an integral garage.



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



THE ULTIMATE
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 ash 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.



> WATCH THE FILM
youtube.com/homesbystrata



We are delighted 95.7% 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



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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.