

An ———
— Exclusive
Luxury
Development

THE PADDOCKS
HAZEL GROVE

8 Stunning 4 Bedroom Homes

Kerr

An aerial photograph of a rural landscape. The foreground is dominated by a dense, dark green forest. Beyond the forest, there are rolling green hills and fields. A dirt road or path winds through the fields. In the distance, there are more hills and a few small buildings. The sky is a pale, overcast blue.

The Perfect Family Environment, Bordering The Peak District National Park

Kerr Homes

Introduction

The Paddocks is a beautiful new luxury development comprising of eight new 4 bedroom homes. Located in a semi rural area allowing stunning views of the surrounding countryside. Good transport links available with Poynton and Hazel Grove only a few minutes drive away providing a wide range of shopping and leisure activities. Convenient public transport links available with in particular regular trains available from local stations to neighbouring areas, with Manchester City Centre being only a twenty five minute train journey away.

Kerr Homes way of Life

This exceptional collection of homes will take pride of place on the border of the Peak District National Park; in a tranquil area within a local nature spot. This luxurious development of 8 homes is being crafted with our signature style.



Specification

Kitchen

Contemporary or shaker style kitchen from our signature range, with close runners and doors

Integrated appliances, including stainless steel multifunction oven, 80cm induction hob, integrated dishwasher, integrated fridge freezer, (Please refer to sales advisors' working drawings for details of each home). Subject to change.

An excellent range of colours and handles will be available to customise your property (subject to build stage).

All homes have Bifold doors to the kitchen/family/garden room.
- Please refer to sales advisors' working drawings for details of each home).

Bathrooms and En-suite

Each home will have contemporary white bathroom suites with chrome or brass fittings and towel rails.

Vanity unit to bathrooms and master en-suites. (Please refer to the Sales Advisors' working drawings).

All homes have wall and floor tiles to bathrooms and en-suites.

External details

Featured bricks with contemporary walls (front garden)

Rear Gardens - Patio area. Close board fencing

Covered Bin Store

Dedicated parking spaces

Plumbing and Heating

Each home will have underfloor heating to the ground floor and conventional radiators to the other floors.

Electrical

Energy Saving LED recessed downlights with feature pendant locations throughout ground floor and first floor.

External lighting to front and rear of property

External IP rated power socket to the rear

White electrical accessories to all ground floor rooms and white electrical accessories to first floor rooms.

Chrome downlights to kitchen, dining, sitting room, hall, bathroom and en-suite and pendant lighting to remaining rooms. (Please refer to Sales Advisors' working drawings).

Internal Details and Finishes

Painted staircase with painted finishes
(please refer to Sales Advisors' working drawings).

Moulded Skirting boards with painted finishes

Windows and Doors

Heavy weight internal doors with chrome handles and chrome latches

Composite security doors to front and rear of property with multi-point locking system having white internal and coloured external finish.

All homes have double-glazed UPVC windows with multi-point locking systems.

Warranty

All homes come
with a ten-year
warranty



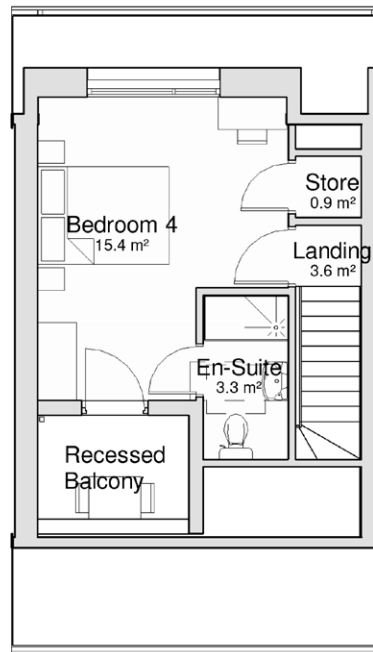
Floor Plans

Block 1 - Plots 1-6

112m² - 4 Bed - 2 Car Parking Spaces

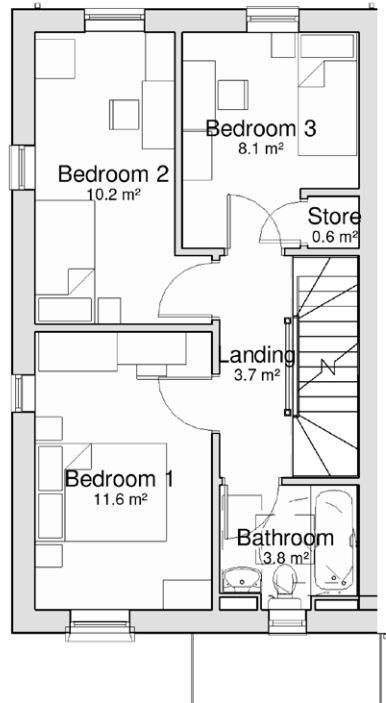
Second Floor

Bedroom 4	15.4 m ²
En-Suite	3.3 m ²



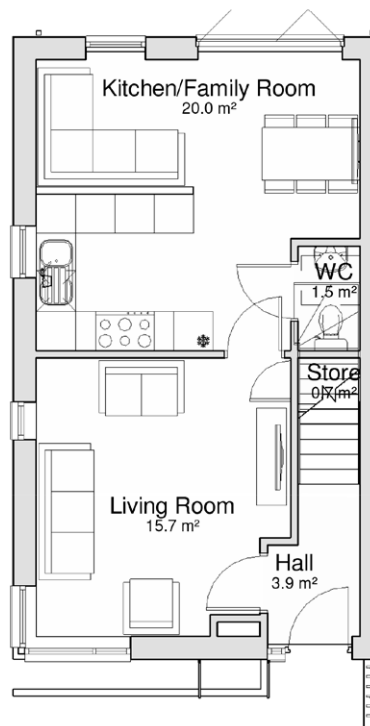
First Floor

Bedroom 1	11.6 m ²
Bedroom 2	10.2 m ²
Bedroom 3	8.1 m ²
Bathroom	3.8 m ²



Ground Floor

Living	15.7 m ²
Kitchen/Dining	20.0 m ²



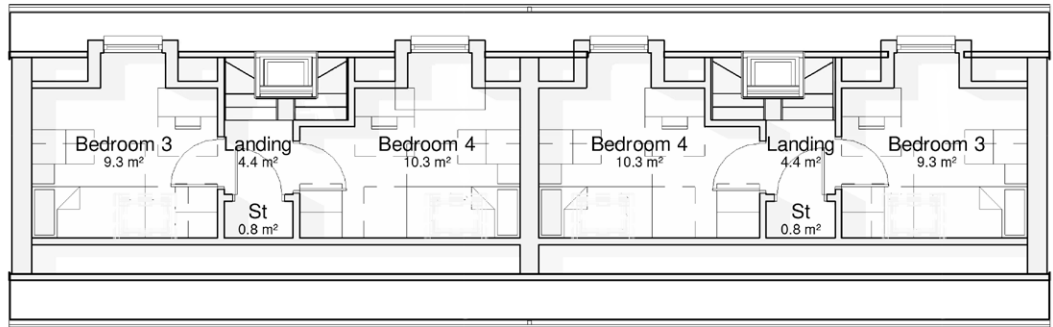
Floor Plans

Block 2 - Plots 7-8

113.6m² - 4 Bed - 2 Car Parking Spaces

Second Floor

Bedroom 3	9.3 m ²
Bedroom 4	10.3 m ²



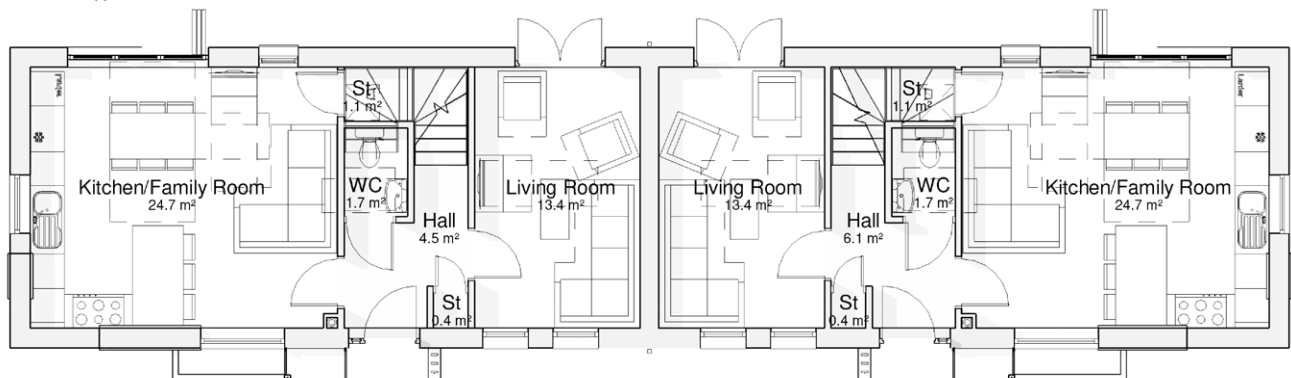
First Floor

Bedroom 1	11.9 m ²
En-Suite	2.8 m ²
Bedroom 2	12.2 m ²
Bathroom	4.1 m ²



Ground Floor

Living	13.4 m ²
Kitchen/Dining	24.7 m ²





Kitchen





Living Room





Master Bedroom





Bedroom Option





Bedroom Option





En-Suite





Bathroom



Begin your story with us

Step 1

Decide on your budget, area and apply for a mortgage in principle

Step 2

Select Development / Plot

Review the site plan, brochure, floor plans and specification and choose your preferred plot.

Step 3

Pay Reservation fee

Once you have found your perfect home, we will ask you to pay a reservation fee to secure it until the exchange of contracts deadline.

Step 4

Appoint Solicitor

Appoint a solicitor or conveyancer to deal with the legal side of your purchase. Make them aware of the exchange of contracts deadline and give them a copy of your reservation form containing the full purchase details of your new Kerr home

Step 5

Full mortgage application - if applicable.

Step 6

Exchange Contract

The exchange of the contracts to buy the property is the point where the sale is legally binding. Solicitors for both sides will get the buyer and ourselves to sign a contract. By signing a contract, you agree to the terms of the sale and to buy the property and at this point you will be required to pay a deposit.

Step 7

Moving day

After the final legal tasks are complete, your solicitor will arrange for your mortgage company to pay the rest of the money to our solicitors.

When this is done, the house belongs to you and you can move in on the agreed date. This is called 'completion' and our sales representative will arrange a full handover and you will receive the keys to your new home.



All images are for illustration purposes

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THE PADDOCKS HAZEL GROVE

8 Stunning 4 Bedroom Homes

We are immensely proud to be bringing this remarkable collection of new homes to the market,

Each displaying the meticulous craftsmanship and premium quality for which Kerr Homes is renowned for.

Questions?

Contact our Sales Team

Call 07912150140

Email Jan@kerrcapital.co.uk

Or Our Sales Partner

Kerr