

TWO NEW CONTEMPORARY HOMES BUILT WITH TRADITIONAL VALUES



The Circuit, Wilmslow

This impressive pair of three bedroom, semi-detached homes have been crafted by esteemed property specialists Henderson Homes using expertise gained through almost sixty years of homebuilding excellence.

Each property has been built to traditional standards of quality and craftsmanship and is designed to serve a busy, contemporary lifestyle providing spacious and intelligently designed open plan living accommodation.

GROUND FLOOR

key dimensions in mm

LIVING ROOM	5100 x 3600
KITCHEN	2625 x 2260
UTILITY ROOM	2835 x 1600
FAMILY ROOM / DINING	6700 x 3650
GARDEN ROOM	4900 x 2700

FIRST FLOOR

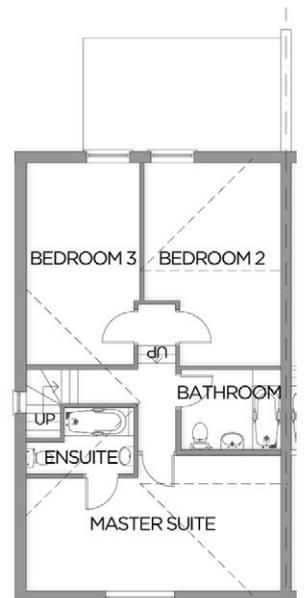
MASTER SUITE	6700 x 3000
ENSUITE	1835 x 1760
BEDROOM 2	5390 x 3600
BEDROOM 3	5390 x 3000
BATHROOM	2625 x 2120

floor Plans

GROUND FLOOR



FIRST FLOOR



*plans @ 1:200

Two of a Kind

Each property offers spacious and stylish living accommodation thoughtfully planned over two floors and comprising:

- Entrance hall
- Separate lounge for formal entertaining
- Modern, open plan kitchen with family room and dining area
- Gardenroom with glazed folding doors onto rear garden
- Utility room and cloakroom / WC
- Three bedrooms, including luxurious master suite
- Family bathroom

Location

The Circuit is a quiet cul-de-sac located just a few minutes walk from Wilmslow town centre, which offers a choice of leading retailers, supermarkets, coffee shops and restaurants plus a library, leisure centre and station with direct routes to Manchester, Crewe and London.

There are a number of respected state and private schools and a wealth of local clubs and societies that cater for every interest from tennis and cricket to amateur dramatics.

For commuters The Circuit is close to the A538 Altrincham Road, which provides easy access to the M56, M6, M60, and M62 motorway network and to Manchester International

Location Plan



Perfect Finish

Kitchen

- A choice* of modern designer kitchens with complementary work surfaces and ceramic wall and floor tiling (*depending on stage of construction)
- Modern stainless steel single electric cooker with gas hob and extractor hood
- Integrated fridge/freezer
- Plumbing for washing machine

Electrical

- Ample supply of power points and pendant light fittings
- White down lights to main bathroom and en-suite
- Shaver points to main bathroom and en-suite
- Prewired for audio and visual to accommodate emerging technologies

Heating

- Energy efficient gas central heating system with combi boiler
- Thermostatic valves to all radiators

Bathrooms, En-suites and Groundfloor Cloakroom

- White designer suites with contemporary chrome taps and fittings
- Heated chrome towel warmer
- Shower and glass panel over bath in the main bathroom
- Ceramic wall tiling

Doors and Woodwork

- Contemporary styled hardwood front door
- White moulded panel internal doors and chrome handles
- White torus skirting and architrave throughout
- Square chamfered spindles to staircase

Decoration

- Woodwork finished in white gloss
- Internal walls in neutral shade of emulsion
- Ceilings smooth finished and painted in white emulsion

Safety and Security

- Each property is alarmed
- External PIR (passive infra-red) lighting
- Mains connected smoke detectors in strategic areas
- Lockable windows
- Front door with high security multi-point locking system

External Areas

- Paved patio area at the rear of the property
- Turfed lawn to front and rear gardens
- Outside tap

Energy Saving Features

- Double glazed, hi performance PVCu windows and doors
- Exceeds all current building regulations, saving up to 50% on future heating bills*

Warranty

- Every Henderson home is protected by an NHBC 10 year Buildmark Warranty and the knowledge that you are buying from an established building company with nearly sixty years experience.

For more information contact Henderson Homes on 01565 832786 www.hendersonhomes.co.uk

Disclaimer:

Whilst every effort is made to provide an accurate description of the properties under construction, plans, dimensions and details of the specification are accurate at the time of going to press. Please view the content and images within this brochure as guidance only and appreciate that as a development progresses some changes may become necessary. This brochure does not constitute a contract or warranty and Henderson Homes reserves the right to make changes as it sees fit without notice.

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