

The *Executive Collection* at Parks View



The Burrell

5 bedroom detached home
with double garage

The Burrell is a grand five bedroom home offering thoughtfully arranged family living together with a separate double garage.

Upon entry into the entrance hall, double doors lead to the lounge which in turn leads to the family room and open plan kitchen and breakfast room. The well-appointed Ashley Ann kitchen offers a range of Neff appliances and an island perfect for entertaining.

The kitchen flows seamlessly via the French doors to the delightful rear garden.

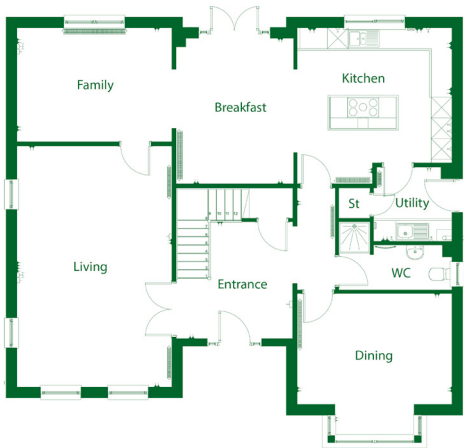
To the front of the property is a separate dining room with bay window overlooking the front garden. A utility room and shower room are also located on the ground floor.

On the first-floor landing, a bright open area gives The Burrell a truly unique feel and leads to all five bedrooms and family bathroom. The main bedroom boasts a walk in wardrobe and en suite. Bedroom 2 also benefits from an en suite and fitted wardrobes.



The Burrell

5 bedroom detached home
with double garage



Total floor area 2745sqft / 255sqm

Ground Floor

Living	6.96m x 4.48m	22.83" x 14.70"
Dining	4.48m x 4.1m	14.70" x 13.45"
Kitchen	4.5m x 4.48m	14.76" x 14.70"
Breakfast	4.2m x 3.39m	13.78" x 11.12"
Family	4.48m x 3.29m	14.70" x 10.79"
Utility	2.27m x 2.14m	7.45" x 7.02"
Shower Room	3.27m x 1.3m	10.73" x 4.27"



First Floor

Bedroom 1	4.48m x 3.17m	14.70" x 10.40"
En suite	2.81m x 2.69m	9.22" x 8.83"
Bedroom 2	4.48m x 3.08m	14.70" x 10.10"
En suite	2.47m x 1.5m	8.10" x 4.92"
Bedroom 3	4.48m x 3.17m	14.70" x 10.40"
Bedroom 4	3.77m x 3.3m	12.37" x 10.83"
Bedroom 5	3.38m x 2.97m	11.09" x 9.74"
Bathroom	3.42m x 2.87m	11.22" x 9.42"

The Carnegie

5 bedroom detached home
with double garage

The Carnegie is a remarkable and distinctive home offering five bedrooms and an integral double garage.

The entrance hallway gives access to the lounge featuring French doors opening to the rear garden.

A beautifully appointed open-plan kitchen and dining room offers a second set of French doors, perfect for dining on the patio. The kitchen designed by Ashley Ann features an island with hob, and boasts a range of Neff appliances. A utility room with storage is accessible from the kitchen.

To the front of the property is a study, and there is also a WC on the ground floor.

On the first floor are all five bedrooms, with the luxurious main bedroom featuring walk in wardrobe and an en suite boasting a bath and separate shower. Bedrooms 2 & 3 benefit from a shared en suite.



The Carnegie

5 bedroom detached home
with double garage



Total floor area 2325sqft / 216sqm

Ground Floor

Lounge	5.6m x 4.2m	18.37" x 13.78"
Kitchen/ Dining	7.35m x 4.08m	24.11" x 13.39"
Utility	2.26m x 1.9m	7.41" x 6.23"
Study	3.7m x 3.15m	12.14" x 10.33"
Cloakroom	2.94m x 1.21m	9.65" x 3.97"



First Floor

Bedroom 1	4.3m x 3.75m	14.11" x 12.30"
En suite	3m x 2.33m	9.84" x 7.64"
Bedroom 2	4.6m x 4.25m	15.09" x 13.94"
En suite	3.18m x 1.8m	10.43" x 5.91"
Bedroom 3	4.29m x 2.99m	14.07" x 9.81"
Bedroom 4	4.18m x 3.03m	13.71" x 9.94"
Bedroom 5	2.99m x 2.52m	9.81" x 8.27"
Bathroom	2.99m x 2.1m	9.81" x 6.89"

The Lomond

4 bedroom detached home
with double garage

The Lomond is a luxurious family home featuring four bedrooms and offering a wonderful opportunity to enjoy flexible living at its finest.

Its breathtaking lounge offers the focal point of a double-height ceiling and light-filled first floor gallery along with a bay window overlooking the front garden.

The dining room and adjacent well appointed kitchen and family area both feature French doors leading to the rear garden, allowing you to make the most of the rear garden.

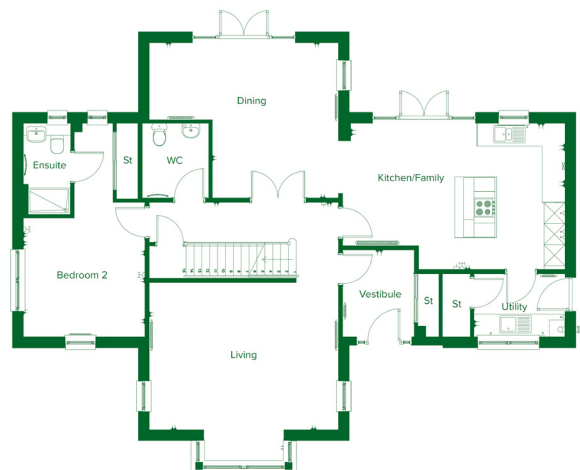
A double bedroom with en suite can be found on the ground floor.

A further three bedrooms with fitted wardrobes are located upstairs, including an en suite to the main bedroom. There is also a family bathroom on the first floor.



The Lomond

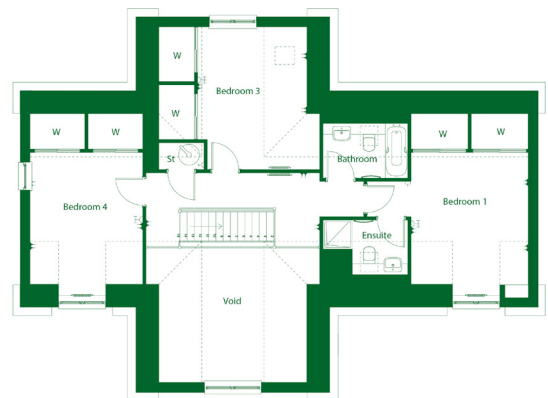
4 bedroom detached home
with double garage



Total floor area 2325 sqft / 216sqm

Ground Floor

Lounge	5.4m x 4.2m	17.72" x 13.78"
Kitchen/Family	6.35m x 4.17m	20.83" x 13.68"
Dining	5.4m x 4.43m	17.72" x 14.53"
Utility	2.6m x 1.8m	8.53' x 5.91'
Bedroom 2	3.47m x 3.4m	11.38" x 11.15"
En suite	2.6m x 1.35m	8.53" x 4.43"
Cloakroom	2.13m x 1.9m	6.99" x 6.23"



First Floor

Bedroom 1	4.1m x 3.64m	13.45" x 11.94"
En suite	1.7m x 1.7m	5.58" x 5.58"
Bedroom 3	4.41m x 3.4m	14.47" x 11.15"
Bedroom 4	4.1m x 3.47m	13.45" x 11.38"
Bathroom	2.61m x 1.7m	8.56" x 5.58"

Specification

Kitchen

- High quality kitchen supplied and fitted by Ashley Ann
- Laminate worktop
- A range of integrated Neff appliances including:
 - Oven with slide & hide door mechanism
 - Built in compact oven with microwave function
 - Induction hob with integrated ventilation system
 - Fridge/Freezer
 - Dishwasher
- Blanco Etagon single bowl silgranit sink
- Sensio under cabinet lighting
- Island plinth lighting

Utility Room

- Stainless steel inset sink with single bowl
- Worktop with matching upstand

WC/Cloakroom (Carnegie and Lomond)

- Contemporary sanitary ware from the Ideal Standard range:
 - Wash hand basin with single tap hole and full pedestal, with basin mixer and clicker waste
 - Close coupled WC and cistern with push button flush
- Ceramic tiling above wash hand basin complete with chrome tile trim
- Electric chrome towel rail
- Feature mirror

Shower room (Burrell)

- Contemporary sanitary ware from the Ideal Standard range:
 - Wash hand basin with single tap hole and full pedestal, with basin mixer and clicker waste
 - Close coupled WC and cistern with push button flush
- Glass fronted Mira electric shower with pole mounted shower head, shower tray and pivot door.
- Ceramic tiling to full height around shower complete with chrome tile trim
- Electric chrome towel rail
- Feature mirror

Bathroom

- Contemporary sanitary ware from the Ideal Standard range:
 - Semi-recessed basin with basin mixer and clicker waste
 - Back to wall WC, with concealed cistern with push button flush, soft closing seat and cover
 - Rectangular bath with bath filler taps in Burrell and Carnegie
 - Mira thermostatic rain shower head and pole mounted shower head, with shower tray in Burrell and Carnegie
 - Bath with shower mixer with handset and edge riser rail in Lomond

- Ceramic wall tiling to dado height throughout and full height above bath/around shower if applicable, finished with a chrome tile trim
- Electric chrome towel rail
- Feature mirror
- Vanity units create a sleek finish to the contemporary bathroom

En suites

- Contemporary sanitary ware from Ideal Standard range:
 - Semi-recessed basin with basin mixer and clicker waste
 - Back to wall WC, with concealed cistern, push button flush, soft closing seat and cover, apart from Lomond second en suite which has close coupled WC with cistern and push button flush
 - Mira thermostatic rain shower head & pole mounted shower head, apart from second en-suite in Carnegie and Lomond which has Mira glass fronted electric shower and pole mounted shower head.
 - Rectangular bath with bath filler taps in Burrell and Carnegie main en suite
- Ceramic wall tiling to dado height throughout and full height above bath/around shower if applicable, finished with a chrome tile trim
- Electric chrome towel rail
- De-misting back lit illuminating mirror in main en suite
- Feature mirror to secondary en suite where applicable
- Vanity units create a sleek finish to the contemporary en-suites

Choice of inclusions is subject to construction stage. We operate a policy of continuous product development, and specification, floor plans and individual features such as windows, garages and elevational treatments may vary from time to time, as may heating and electrical layouts. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the areas or items prescribed. Nor do they constitute a contract, part of a contract or a warranty. All images are used for illustrative purposes only. June 2026.

Specification

Electrics and Connectivity

- Dedicated 7.4KW electric vehicle (EV) charger
- TV/satellite point to lounge and kitchen/dining where applicable
- TV point to all bedrooms
- USB double socket in kitchen and lounge
- Pop up socket and USB port in kitchen
- Master BT point installed
- Fibre broadband to the property (internet speed subject to supplier – customer to arrange supplier/connection)
- Hard-wired mains smoke and heat alarms installed, with battery back-up
- Pendant light fittings throughout with low energy bulbs fitted

Internal Finishes and Decoration

- Mexicano pre-finished oak doors, where applicable
- Mexicano pre-finished oak doors with clear glass, where applicable
- Polished chrome ironmongery
- Push-up ceiling hatch with access ladder providing loft access
- Walls finished with matt emulsion in light grey, apart from bathroom/WC/en suite and kitchen areas which will be white
- Ceilings finished with matt emulsion in white
- Woodwork finished in brilliant white
- Staircase finished with oak spindles, handrail, chamfered newel post and cap

Fitted wardrobes

- Mexicano pre-finished oak doors, where walk in wardrobe is applicable
- Sliding mirrored wardrobe doors, where applicable
- Shelf and chrome hanging rail

Security and External Details

- Double rebated composite front door with multi-point locking system, spy viewer, low access threshold, letter plate and chrome handles
- French doors in PVCu anthracite with multi-point locking system opening onto patio
- Rear composite door in anthracite in manor half panel style with multi-point locking system, obscure glazing and chrome handles
- Automatic garage door in anthracite
- Exterior lights to front and rear
- PVCu double glazed windows in anthracite with white lockable handles. Satin glass glazing to bathroom & WC. White velux roof lights, where applicable
- PVCu cladding system on fascias and soffits in white
- Guttering and downpipes in black
- Driveway and paving to front door
- Turfed front and rear garden
- 1800mm timber screen fencing between rear gardens and at rear boundary
- External water tap
- Brabantia rotary drier

Plumbing and Heating

- Air source heat pump

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