

Encore



Hello.

We are not your average house builder. First off, we make homes. And in life, 'home' is just about the most universal and important thing there is.

That's why we have no interest in building 'units' and selling them to strangers. Instead, we exist to create a new way of living. A lifestyle that demands more from the everyday. For people we work hard to connect with. And that's a promise.

But what's a promise without the actions to back it up? Well, we're proud to be one of those brands that does. Not says. We won't tell you why choosing a Strata home is one of the best decisions you could make. We'd rather let you see for yourself.





- Paris Four bedroom home
- Bologna Four bedroom home
- Catania Four bedroom home
- Venice Four bedroom home
- Stockholm Four bedroom home
- Cologne Four bedroom home
- Valencia Five bedroom home
- Palermo Five bedroom home
- Affordable housing

Location

Brizlincote is on the south-east edge of Burton upon Trent, close to Swadlincote and surrounding areas such as Derby and Litchfield. The area is a well-established and popular residential offshoot of Burton upon Trent and benefits from rural views of surrounding meadows.





Local area

On the doorstep

Brizlincote is surrounded to the south-east by countryside and villages such as Repton and Bretby. Burton upon Trent is dominated by the River Trent and the old Allied Brewery, with its excellent Brewery museum. There are marinas on the river, and Stapenhill Gardens is a popular park for a quiet walk or run.

Nearby Swadlincote features a ski/snowboard centre, and a pottery museum. There are castles and stately homes to visit, and Donnington Park motor racing circuit for the petrol-heads. The National Memorial Arboretum is a short drive down the A38. Other nearby attractions include Twycross Zoo, Branston Water Park and Shobnall Leisure complex.

Getting around

There are good bus connections into Burton upon Trent centre on Beaufort Road and Grafton Road. The A511 to Swadlincote and Leicester is two minutes away.

A drive through the lanes to Walton gives easy access to the A38 dual carriageway, with Derby to the north and Litchfield and Birmingham to the south.

The A38 also links with the A50 dual carriageway that joins Nottingham and the M1 with Uttoxeter and Stoke. East Midlands Airport is less than 20 minute's drive away for all those short breaks and holidays.

Schools and learning

Edge Hill Junior is the closest school, however, within walking distance is Paulet High School and 6th Form Burton. South Derbyshire College is also close by and the nearest Primary is Tower Hill.

Health & fitness

There are three health centres close to the Brizlincote development; Whinshill, Bridge and Stapenhill medical centres. There are five dental practices within a mile as well. Burton upon Trent centre has a range of medical specialists. There is a large NHS hospital on the north-west side of Burton upon Trent, close to the A38 dual carriageway.

For the fitness enthusiasts, you could join Bannatyne's health club or visit the Hilton at St George's Park spa for a more relaxing experience. A National Forest cycle centre is less than 10 miles away at Ashby de la Zouch, but the surrounding lanes are also perfect for any budding Chris Froome.

Leisure

The Meadowside leisure centre is a popular pool and classes facility. The Shobnall leisure complex also features tennis, netball, football and athletics.

There is a Cineworld, and the Little Theatre hosts regular amateur dramatics shows, with accompanying stage club for youngsters. Derby Theatre is not far away, and 30 minutes on the train takes you to the theatres and auditoriums of Birmingham.

The South Peak District is a short and scenic drive from Burton, with the town of Ashbourne 40 minutes away, or Carsington Water 45 minutes away. You'll also find horse racing at Uttoxeter and motor racing at Donnington Park.

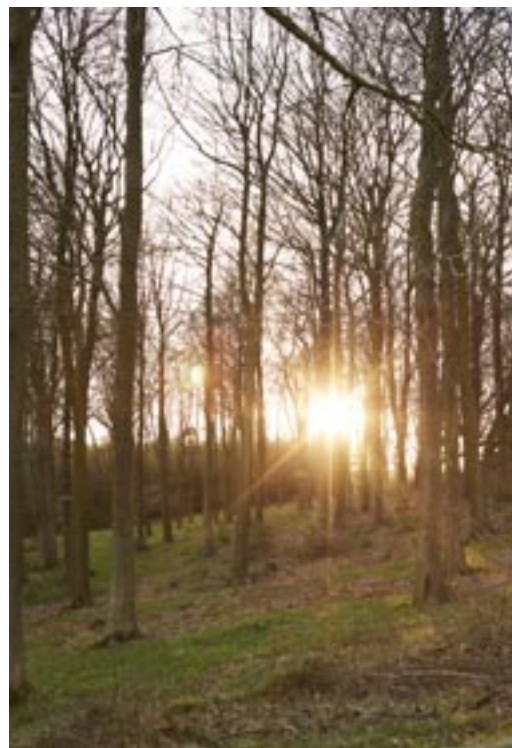
The immediate area around Burton upon Trent is sleepy countryside, interspersed with villages and woods; great for wood walking and cycling. For the thrill seekers, Swadlincote Ski centre is also close by.

Shopping

A Tesco Extra can be found a short walk away, or the centre of Burton upon Trent is a short bus ride or drive in the opposite direction.

Burton upon Trent offers an array of shops, from independent boutiques to the high street chains. You will also find the usual superstores in and around Burton; Sainsbury's, Tesco, Morrison's and Asda.

A half an hour train journey will take you into Birmingham centre with its huge range of boutiques, major stores and big name-shops such as Harvey Nichols.

















Home designs





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 out to the garden, and a utility room with separate access to the rear of the home.

The Paris has a ground floor cloakroom and 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.

Paris

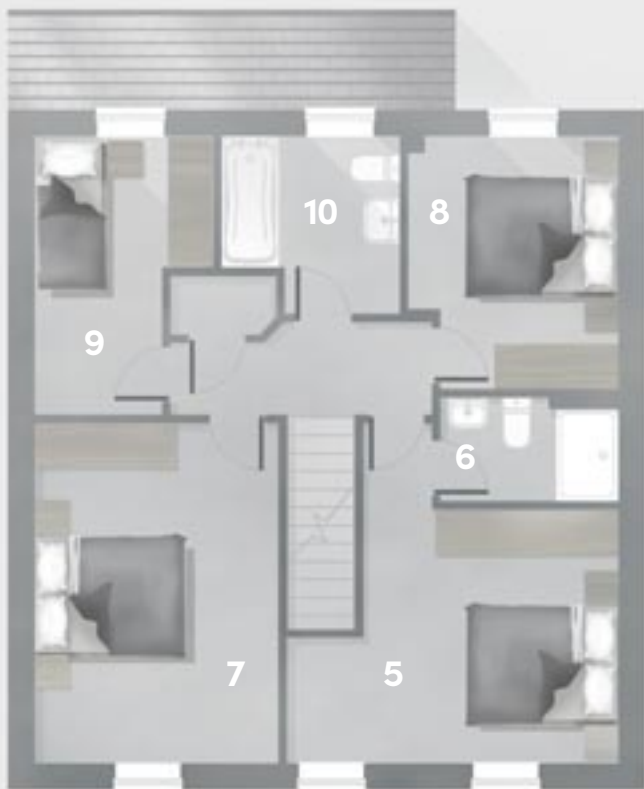
Ground floor

- 1 **Kitchen/dining** (max)
5269mm x 3575mm 17'4" x 11'9"
- 2 **Lounge** (max)
3321mm x 5452mm 10'11" x 17'11"
- 3 **Utility** (max)
2193mm x 1537mm 7'2" x 5'1"
- 4 **Cloakroom** (max)
2193mm x 938mm 7'2" x 3'1"



First floor

- | | | |
|----|---|---------------|
| 5 | Master bedroom <small>(max)</small>
4302mm x 4417mm | 14'2" x 14'6" |
| 6 | Ensuite <small>(max)</small>
2322mm x 1352mm | 7'7" x 4'5" |
| 7 | Bedroom
3159mm x 4417mm | 10'4" x 14'6" |
| 8 | Bedroom <small>(max)</small>
2731mm x 3287mm | 9'0" x 10'10" |
| 9 | Bedroom <small>(max)</small>
2325mm x 3610mm | 7'8" x 11'10" |
| 10 | Bathroom <small>(max)</small>
2318mm x 2307mm | 7'7" x 7'7" |





The Venice is a four bedroom family home with a spacious lounge and 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 out to 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 a luxury ensuite.

The Venice also has an integral garage and driveway.

Venice

Ground floor

- 1 Kitchen/dining**
3171mm x 6506mm 10'5" x 21'4"
- 2 Lounge**
5308mm x 3268mm 17'5" x 10'9"
- 3 Cloakroom** (max)
862mm x 1815mm 2'10" x 5'11"



First floor

- 4

Master bedroom

(max)

3715mm x 4188mm

12'2" x 13'9"
- 5

Ensuite

(max)

1500mm x 2963mm

4'11" x 9'9"
- 6

Bedroom

(max)

3166mm x 3796mm

10'5" x 12'6"
- 7

Bedroom

3174mm x 3150mm

10'5" x 10'4"
- 8

Bedroom

3174mm x 2852mm

10'5" x 9'4"
- 9

Bathroom

(max)

3148mm x 1712mm

10'4" x 5'7"





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, which flood the room with natural light.

On the other side of the entrance hall is the dining room, kitchen and utility area, with separate access to the garden.

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.

The Bologna also has its own separate garage.

Bologna

Ground floor

- | | | |
|---|--|---------------|
| 1 | Kitchen/dining
3542mm x 6203mm | 11'8" x 20'4" |
| 2 | Lounge
3203mm x 6203mm | 10'6" x 20'4" |
| 3 | Utility (max)
971mm x 1862mm | 3'2" x 6'1" |
| 4 | Cloakroom (max)
947mm x 1862mm | 3'1" x 6'1" |



First floor

- 5

Master bedroom

3599mm x 3399mm

11'10" x 11'2"
- 6

Ensuite (max)

2006mm x 1862mm

6'7" x 6'1"
- 7

Bedroom

3259mm x 3400mm

10'8" x 11'2"
- 8

Bedroom (max)

2820mm x 2715mm

9'3" x 8'11"
- 9

Bedroom (max)

2836mm x 2715mm

9'4" x 8'11"
- 10

Bathroom (max)

2279mm x 1712mm

7'6" x 5'7"





The Catania is a four bedroom home that is ideal for growing families, complete with a spacious 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.

The open-plan kitchen and dining area is great for entertaining and spending time with family, with French doors that flood the space with natural light. The utility room also has separate access to the garden.

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 good-sized bedrooms.

The Catania has a separate garage.

Catania

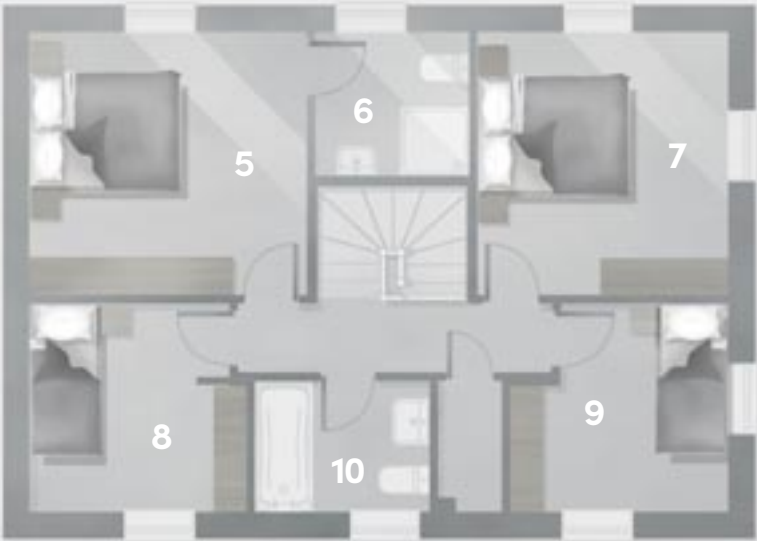
Ground floor

- | | | |
|---|---|---------------|
| 1 | Kitchen/dining
3542mm x 6203mm | 11'8" x 20'4" |
| 3 | Lounge
3203mm x 6203mm | 10'6" x 20'4" |
| 2 | Utility <small>(max)</small>
971mm x 1862mm | 3'2" x 6'1" |
| 4 | Cloakroom <small>(max)</small>
947mm x 1862mm | 3'1" x 6'1" |



First floor

- 5 Master bedroom
3599mm x 3399mm 11'10" x 11'2"
- 6 Ensuite (max)
2006mm x 1862mm 6'7" x 6'1"
- 7 Bedroom
3259mm x 3400mm 10'8" x 11'2"
- 8 Bedroom (max)
2820mm x 2715mm 9'3" x 8'11"
- 9 Bedroom (max)
2836mm x 2715mm 9'4" x 8'11"
- 10 Bathroom (max)
2271mm x 1706mm 7'5" x 5'7"





The Stockholm is a beautifully presented detached home with four double bedrooms and good-sized lounge, perfect for a growing family.

The open-plan kitchen and dining area along the back of the Stockholm is a great place to entertain friends or spend time together as a family. There are French doors leading out to the garden, which flood the space with natural light. A separate utility also provides access to the garden.

The central hallway leads into the bright and airy lounge, with large windows and spacious design.

The bedrooms are on the first floor, leading off the central landing. A landing window floods the space with light. The master bedroom has an ensuite with Villeroy & Boch suite, and a dressing area. There are three further good-sized bedrooms and a family bathroom.

The Stockholm also has a large integral garage.

Stockholm

Ground floor

- 1 **Kitchen/dining**
5672mm x 3212mm 18'7" x 10'7"
- 2 **Lounge**
3543mm x 4646mm 11'8" x 15'3"
- 3 **Utility** (max)
3160mm x 1833mm 10'5" x 6'0"
- 4 **Cloakroom** (max)
877mm x 1927mm 2'11" x 6'4"



First floor

- 5

Master bedroom

3620mm x 5172mm

11'11" x 17'0"
- 6

Ensuite (max)

1774mm x 2985mm

5'10" x 9'10"
- 7

Bedroom

3445mm x 2985mm

11'4" x 9'10"
- 8

Bedroom

3260mm x 2992mm

10'8" x 9'10"
- 9

Bedroom

3620mm x 2742mm

11'11" x 9'0"
- 10

Bathroom (max)

2406mm x 1850mm

7'11" x 6'1"





The Cologne is a four-bedroom home set over two floors, with modern open-plan kitchen, dining and family area and four double bedrooms.

The ground floor of the home encompasses a hallway, leading onto a spacious lounge with space for a corner sofa. The open-plan kitchen, dining and family area benefit from French doors leading out to the garden, flooding the space with light. A separate utility also provides access to the rear of the home.

The dining area has space for a six-seater dining table and the family area can be used to extend the dining space or as an additional relaxation area.

A staircase takes you to the first floor central landing, leading to the family bathroom with Villeroy and Boch suite, two double bedrooms, one double bedroom with ensuite and a luxury master bedroom with ensuite.

Cologne

Ground floor

- 1 **Kitchen** (max)
4246mm x 4700mm 13'11" x 15'5"
- 2 **Family/dining area** (max)
6726mm x 3113mm 22'1" x 10'3"
- 3 **Lounge** (max)
3464mm x 4700mm 11'4" x 15'5"
- 4 **Utility** (max)
2027mm x 2129mm 6'8" x 7'0"
- 5 **Cloakroom** (max)
2027mm x 895mm 6'8" x 2'11"



First floor

- 6

Master bedroom (max)
3524mm x 5019mm
11'7" x 16'6"
- 7

Ensuite (max)
1974mm x 1771mm
6'6" x 5'10"
- 8

Bedroom
3227mm x 3448mm
10'7" x 11'4"
- 9

Ensuite (max)
2360mm 1550mm
7'9" x 5'1"
- 10

Bedroom (max)
3227mm x 3437mm
10'7" x 11'3"
- 11

Bedroom (max)
3237mm x 2855mm
10'8" x 9'5"
- 12

Bathroom (max)
2261mm x 1700mm
7'5" x 5'7"





The Valencia is a five bedroom family home with impressive living space, private balcony and integral double garage.

The Valencia's double height entrance hall leads to a lounge with a large bay window that lets in plenty of natural light. The kitchen, dining and family area at the back of the home has French doors opening onto the garden, and the utility room offers another entrance from the rear of the home.

Upstairs, five bedrooms lead off a central landing. The master bedroom has a tall window, dressing area, ensuite and French doors leading onto a private glass-fronted balcony, overlooking the front of the home.

A second double bedroom features private ensuite and three further bedrooms occupy the rest of the first floor. The family bathroom has a Villeroy & Boch suite.

The Valencia also has a double integral garage.

Valencia

Ground floor

- 1 **Kitchen** (max)
3898mm x 3459mm 12'10" x 11'4"
- 2 **Dining/Snug** (max)
6852mm x 3858mm 22'6" x 12'8"
- 3 **Lounge** (min)
3750mm x 5106mm 12'4" x 16'9"
- 4 **Utility** (max)
1825mm x 2123mm 6'0" x 7'0"
- 5 **Cloakroom** (max)
1800mm x 1463mm 5'11" x 4'10"



First floor

- 6

Master bedroom

(max)

4809mm x 4957mm

15'9" x 16'3"
- 7

Ensuite

(max)

3163mm x 1350mm

10'5" x 4'5"
- 8

Bedroom

(max)

3755mm x 5330mm

12'4" x 17'6"
- 9

Ensuite

(max)

2600mm x 1205mm

8'6" x 3'11"
- 10

Bedroom

(max)

3414mm x 3356mm

11'3" x 11'0"
- 11

Bedroom

(max)

3641mm x 3356mm

11'11" x 11'0"
- 12

Bedroom

(max)

3522mm x 3356mm

11'7" x 11'0"
- 13

Bathroom

(max)

2600mm x 1975mm

8'6" x 6'6"





The Palermo is an impressive five bedroom family home with versatile living space that includes a kitchen and dining area, first floor lounge, and stunning master bedroom.

The Palermo benefits from a ground floor snug, cloakroom and understairs storage. The kitchen and dining area is at the rear of the home where there are French doors opening out to the garden. There is also a utility room, offering access to the rear of the home.

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 further bedrooms on this floor.

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.

Palermo

Ground floor

- 1 **Kitchen/dining** (max)
6900mm x 3529mm 22'8" x 11'7"
- 2 **Snug**
2276mm x 3659mm 7'6" x 12'0"
- 3 **Utility** (max)
2953mm x 1042mm 9'8" x 3'5"
- 4 **Cloakroom** (max)
2276mm x 1113mm 7'6" x 3'8"



First floor

- 5 **Lounge**
6900mm x 4863mm 22'8" x 16'0"
- 6 **Bedroom** (max)
3982mm x 3262mm 13'1" x 10'9"
- 7 **Bedroom** (max)
2830mm x 3515mm 9'3" x 11'6"
- 8 **Bathroom** (max)
3334mm x 2221mm 10'11" x 7'4"



Second floor

- 9 Master bedroom** (max)
4033mm x 3790mm 13'3" x 12'5"
- 10 Dressing Area** (max)
2962mm x 1923mm 9'9" x 6'4"
- 11 Ensuite** (max)
2614mm x 2757mm 8'7" x 9'1"
- 12 Bedroom** (max)
3183mm x 3529mm 10'5" x 11'7"
- 13 Bedroom** (max)
3629mm x 2448mm 11'11" x 8'0"



We are 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.

Internal designs



Kitchens

Every home we build has a contemporary kitchen with stainless steel sink, mixer tap, electric oven and extractor fan, stainless steel splashback and ceramic hob. You can also choose from a range of tiles or glass splashbacks to further customise your kitchen.





Bathrooms & ensuites

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

Central heating and 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 noise transmission, and increase fire and electrical safety. All fitted appliances are energy efficient as standard.

Every home is fitted with gas central heating and modern boiler as standard.

Fixtures & fittings

Our 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.

The rooms in your our homes are decorated in neutral colours to give you the flexibility to personalise the interior design to suit you in your own time.

Warranties

Our homes are built and finished to the National House Building Council standard and are covered by 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 central heating, roof or structure of your new home and any other agreed areas such as water services. All kitchen appliances are covered by a two-year manufacturer's warranty.

Once your new home is built and ready to move in, you will be invited to join us for a guided tour of your new home, during which we will demonstrate all the appliances and systems within and you can ask any questions you might have ahead of your move. On moving day you'll receive a comprehensive homeowner's handbook.

Outside

Our home designs are considered inside and out, right down to the finest detail. Each of our home designs 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 and UPVC windows in cream or grey.

The front gardens are landscaped with a tarmac or block paved driveway. Rear gardens are enclosed for privacy and fencing is finished in a stylish dark brown wood stain.



Security

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



Home design

	The Paris	The Venice	The Bologna
	Four bedroom home	Four bedroom home	Four bedroom home
NHBC Buildmark 10 year warranty	•	•	•
Gas central heating with modern boiler	•	•	•
Landscaped front garden	•	•	•
Tarmac finished driveways	•	•	•
Outside tap	•	•	•
UPVC windows (cream or grey)	•	•	•
Front door with multi point lock	•	•	•
Smoke detectors on each floor	•	•	•
Two television & two telephone points	•	•	•
Ensuite bathroom to master bedroom	•	•	•
Contemporary design sanitaryware by Villeroy & Boch	•	•	•
Shower over bath with screen	•	•	•
Choice of fitted wardrobes to master bedroom	•	•	•
Oak veneer internal doors	•	•	•
Choice of kitchen unit doors, handles & worktops	•	•	•
Stainless kitchen sink and mixer tap	•	•	•
Single electric oven & extractor with ceramic hob	•	•	•
Choice of wall tiles	•	•	•
Fully integrated appliances	•	•	•
White emulsion paint finish to walls & ceilings	•	•	•
White gloss paint finish to woodwork	•	•	•





Strata stories

But don't just take our word for it.

Our customers are amazing. We feel privileged that they want to share their experience with us on social media and Trustpilot.

All our homes are built equally, but no two are ever lived in the same. See for yourself how individual stories play out in every home we build.

Find our customers on Instagram through [#MyStrataStory](#) and see their honest feedback for yourself through Trustpilot.

Or come and talk to them. You are always welcome at Encore.



strata

Encore Grafton Road Brizlincote DE15 9DN

t: 01283 808452 e: encore@strata.co.uk

We have so much more to share with you.



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.