

Attraction



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.





- Rosas Four bedroom home
- Paris Four bedroom home
- Bologna Four bedroom home
- Catania Four bedroom home
- Emerald Four bedroom home
- Venice Four bedroom home
- Barcelona Four bedroom home
- Madrid Four bedroom home
- Seville Four bedroom home

Location

Our new homes are located in Kingswood, just 5.6 miles from Hull city centre. The location, Richmond Lane is ideal for families who want to be close to the city, while still enjoying life in the suburbs. There are many great schools within easy reach of the development.





Credit: Burton Constable

Local area

On the doorstep

Living in Kingswood gives you the best of all worlds. You're never far from what the centre of Hull has to offer, but there's also plenty to see and do much closer to home.

Kingswood Retail Park, a seven-minute drive or 25-minute walk away, has everything you need for shopping and entertainment. Catch a film at Cineworld or don your bowling shoes at Hollywood Bowl. You can also do your weekly food shop at the Asda Superstore or M&S Food and there is also a petrol station.

Looking for something to do on a weekend? There are various different things around the area including a visit to The Deep which is just a 20 minute car journey from Attraction, or the historic Burton Constable Hall and Grounds is only 25 minutes away.

The Village Green Café Bar could well become your local when you're living at Attraction. You can walk there in a matter of minutes, and its freshly made food is a great excuse to opt out of cooking once in a while. It's open from 11am to 11am, Monday to Friday, and 10am to 11pm on weekends.

Getting around

Attraction is on Wawne Road, and is close to many important road links. In less than 20 minutes, you can be on the A165 which will take you to Bridlington and Scarborough - perfect for family days out on the coast.

Getting into the city is easy as the closest bus stop is a four-minute walk away. Hop on the number 10 bus services to Hull Paragon Interchange and you'll be in the city in around 35 minutes. If you'd rather drive, Holwell Road will take you into the heart of the city in less than 20 minutes.

Travelling further afield

Hull Railway Station, 5.6 miles away, has direct services to destinations such as London King's Cross, Doncaster, Manchester and York.

If you've got your sights set on going further afield, Humberside Airport is your springboard. It's 26 miles away and you can catch flights to countries like Hungary, Spain, Italy and Lapland.

Schools and learning

You'll never be short of great schools when you live in Kingswood, and several of them are a few miles from home.

The Lemon Tree Children's Centre has play sessions and family support sessions for children up to the age of five and is a 17-minute walk from Attraction.

The closest school to Attraction is Broadacre Primary School. It's open to children aged three to 11 and was rated good by Ofsted at its latest inspection.

For older children, St Mary's College is a 13-minute drive away. It's one of the best schools in the area, receiving an outstanding rating from Ofsted and is open to students aged 11 to 18. A-levels and BTEC qualifications are also available.

The University of Hull, 4.5 miles from Attraction, offers undergraduate, postgraduate and PHD qualifications in a wide range of subjects from Criminology to Drama, Marketing to Philosophy.

Health and fitness

Keeping fit

If you want to hit the gym, join a group exercise class or perhaps go for a swim, head down to David Lloyd Hull. Located 3.1 miles from Attraction, it's even got an on-site café where you can wind down after your workout.

Further afield is the Hull Golf Club. This 18-hole course, designed by the legendary James Braid, has been around for more than 100 years and brings together keen golfers from all over Hull and beyond. An added bonus is it's a 24-minute drive from Attraction.

Staying healthy

Kingswood Surgery, an 18-minute walk from Attraction, is open six days a week. You'll also find Jhoots Pharmacy across the road. Another option is Highlands Health Centre at 0.9 miles away.

The nearest hospital is Hull Royal Infirmary, 6 miles from the development. It has an accident and emergency department, as well as other general surgery, maternity services and diabetic medicine.

Shopping

There's no shortage of shopping opportunities when you are living at Attraction. Kingswood Retail Park has high street names such as Next, Argos and Matalan, as well as an Asda Superstore. Best of all, it's 1.3 miles away.

Princes Quay in the centre of Hull is another place to get your shopping fix. Here you can find the likes of Superdrug, Topshop and many other favourite brands – plus there's a food court where you can refuel and revive during a busy day.

Whitefriargate in Hull's Old Town is not to be missed. Wind your way through the historic streets to the Grade II listed Hepworth Arcade, with its host of quirky independent retailers.

If you love fresh produce, Humber Bridge Farmers Market is just the place. Thousands of people flock there on the first Sunday of every month to buy delicious produce and handmade crafts. You can join them by travelling 30 minutes from home.













Home designs





The Rosas is a four bedroom home designed over three floors with an impressive master bedroom.

The lounge in the Rosas has full length French doors which open onto the back garden. There is a separate fitted kitchen and dining area.

The ground floor also has a cloakroom and storage cupboard.

The first floor has two double bedrooms and a single bedroom, alongside a bathroom with Villeroy & Boch suite.

A staircase leads to the impressive master bedroom on the second floor, where there's a dormer window. Its private ensuite comes complete with a corner shower.

The Rosas has its own garage or allocated parking space.

Rosas

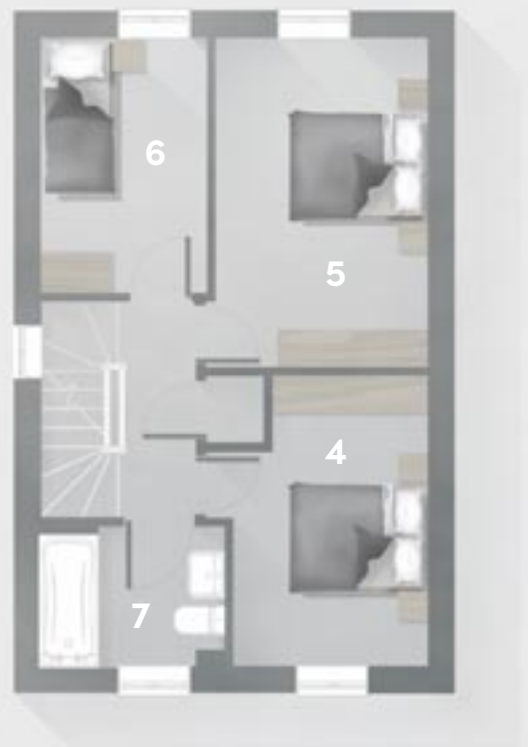
Ground floor

- 1 **Kitchen/dining**
2864mm x 4714mm 9'5" x 15'6"
- 2 **Lounge** (max)
5000mm x 3313mm 16'5" x 10'11"
- 3 **Cloakroom**
939mm x 1777mm 3'1" x 5'10"



First floor

- 4 **Bedroom** (max)
2525mm x 3759mm 8'3" x 12'4"
- 5 **Bedroom** (max)
2750mm x 4268mm 9'0" x 14'0"
- 6 **Study/Bedroom** (max)
2163mm x 3313mm 7'1" x 10'10"
- 7 **Bathroom** (max)
2387mm x 1792mm 7'10" x 5'11"



Second floor

- 8

Master bedroom (max)

3950mm x 5965mm

13'0" x 19'7"
- 9

Ensuite (max)

2134mm x 1938mm

7'1" x 6'4"





The Catania is a four bedroom home 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.

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.

Catania

Ground floor

- 1 **Kitchen/dining** (max)
3627mm x 6456mm 11'11" x 21'2"
- 2 **Utility**
2063mm x 1608mm 6'9" x 5'3"
- 3 **Lounge**
3250mm x 6456mm 10'8" x 21'2"
- 4 **Cloakroom**
1397mm x 1915mm 4'7" x 6'3"



First floor

- 5

Master bedroom

3686mm x 3408mm

12'1" x 11'2"
- 6

Ensuite

2068mm x 1608mm

6'9" x 5'3"
- 7

Bedroom

3309mm x 3408mm

10'10" x 11'2"
- 8

Bedroom

2939mm x 2961mm

9'8" x 9'9"
- 9

Bedroom (max)

2662mm x 2960mm

8'9" x 9'9"
- 10

Bathroom (max)

2549mm x 1979mm

8'4" x 6'6"





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. The home also comes with integrated appliances including dishwasher, fridge freezer and washing machine.

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 has its own separate garage.

Bologna

Ground floor

- 1 **Kitchen/dining** (max)
3629mm x 6456mm 11'11" x 21'2"
- 2 **Utility**
2063mm x 1608mm 6'9" x 5'3"
- 3 **Lounge**
3250mm x 6456mm 10'8" x 21'2"
- 4 **Cloakroom**
1363mm x 1915mm 4'6" x 6'3"



First floor

- 5

Master bedroom

3686mm x 3408mm

12'1" x 11'2"
- 6

Ensuite

2068mm x 1608mm

6'9" x 5'3"
- 7

Bedroom

3309mm x 3408mm

10'10" x 11'2"
- 8

Bedroom

2939mm x 2961mm

9'8" x 9'9"
- 9

Bedroom (max)

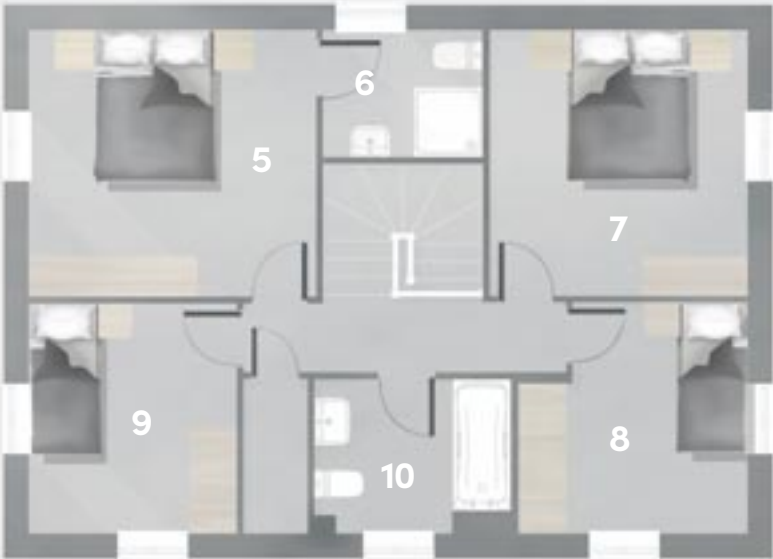
2662mm x 2960mm

8'9" x 9'9"
- 10

Bathroom

2549mm x 1979mm

8'4" x 6'6"





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.

Paris

Ground floor

- | | | |
|---|--|----------------|
| 1 | Kitchen/dining (max)
5464mm x 2917mm | 17'11" x 9'7" |
| 2 | Utility
2110mm x 1655mm | 6'11" x 5'5" |
| 3 | Lounge (min)
3375mm x 4823mm | 11'1" x 15'10" |
| 4 | Cloakroom
2110mm x 1461mm | 6'11" x 4'10" |



First floor

5	Master bedroom (min) 4415mm x 3092mm	14'6" x 10'2"
6	Ensuite 2323mm x 1352mm	7'8" x 4'5"
7	Bedroom 3159mm x 3651mm	10'4" x 12'0"
8	Bedroom (max) 3038mm x 3495mm	10'0" x 11'6"
9	Bedroom (max) 2313mm x 3495mm	7'7" x 11'6"
10	Bathroom 2136mm x 2232mm	7'0" x 7'4"



The Emerald is an impressive four bedroom detached home with a large, versatile living area.

The central entrance hall leads to the lounge in the Emerald. An open-plan kitchen, with integrated dishwasher and under worktop larger fridge, and dining room with breakfast bar and snug area lies at the back of the home. From the dining area there are large French doors onto the private back garden.

The ground floor has a utility room complete with integrated appliances including fridge freezer and washing machine. There is a separate back door that leads to the garden.

Upstairs, four bedrooms lead off the central landing with the master bedroom having ensuite facilities. The family bathroom has a Villeroy & Boch suite with shower over bath including glass screen.

The Emerald comes with a separate garage.

Emerald

Ground floor

- | | | |
|---|--|----------------|
| 1 | Kitchen/dining (max)
2915mm x 7384mm | 9'7" x 24'3" |
| 2 | Snug (max)
3254mm x 2336mm | 10'8" x 7'8" |
| 4 | Lounge (max)
3327mm x 5519mm | 10'11" x 18'1" |
| 3 | Utility
2633mm x 1777mm | 8'8" x 5'10" |
| 5 | Cloakroom
2350mm x 1502mm | 7'9" x 4'11" |



First floor

- 6

Master bedroom

(max)

3711mm x 3694mm

12'2" x 12'2"
- 7

Ensuite

2699mm x 1350mm

8'10" x 4'5"
- 8

Bedroom

3390mm x 3077mm

11'2" x 10'1"
- 9

Bedroom

(min)

2800mm x 4218mm

9'2" x 12'10"
- 10

Bedroom

3098mm x 2176mm

10'2" x 7'2"
- 11

Bathroom

2141mm x 2102mm

7'0" x 6'11"





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 a luxury ensuite.

The Venice has an integral garage and driveway.

Venice

Ground floor

- 1 Kitchen/dining**
3166mm x 6501mm 10'5" x 21'4"
- 2 Lounge (max)**
5866mm x 3263mm 19'3" x 10'9"
- 3 Cloakroom**
1497mm x 2244mm 4'11" x 7'4"



First floor

- 4

Master bedroom

(min)

4178mm x 3775mm

13'9" x 12'5"
- 5

Ensuite

(max)

1600mm x 2863mm

5'3" x 9'5"
- 6

Bedroom

(max)

3166mm x 3825mm

10'5" x 12'7"
- 7

Bedroom

3174mm x 3150mm

10'5" x 10'4"
- 8

Bedroom

3174mm x 2852mm

10'5" x 9'4"
- 9

Bathroom

(max)

3166mm x 2125mm

10'5" x 7'0"





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.

Barcelona

Ground floor

- 1 **Kitchen/dining** (max)
3545mm x 4269mm 11'8" x 14'0"
- 2 **Lounge** (max)
3545mm x 5079mm 11'8" x 16'8"
- 3 **Cloakroom** (max)
1455mm x 1304mm 4'9" x 4'3"



First floor

- 4 **Bedroom**
3545mm x 3365mm 11'8" x 11'1"
- 5 **Bedroom** (max)
3545mm x 3279mm 11'8" x 10'9"
- 6 **Bathroom** (max)
1455mm x 3133mm 4'9" x 10'3"



Second floor

- 7

Master bedroom (max)

3540mm x 3277mm

11'7" x 10'9"
- 8

Ensuite (max)

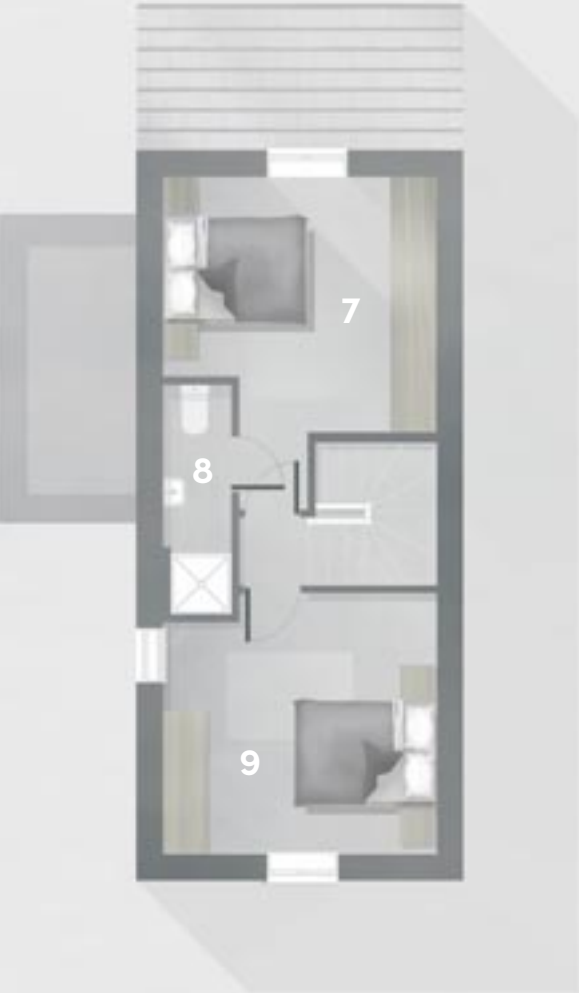
852mm x 2991mm

2'10" x 9'10"
- 9

Bedroom (max)

3543mm x 3387mm

11'8" x 11'1"





The Madrid 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.

Madrid

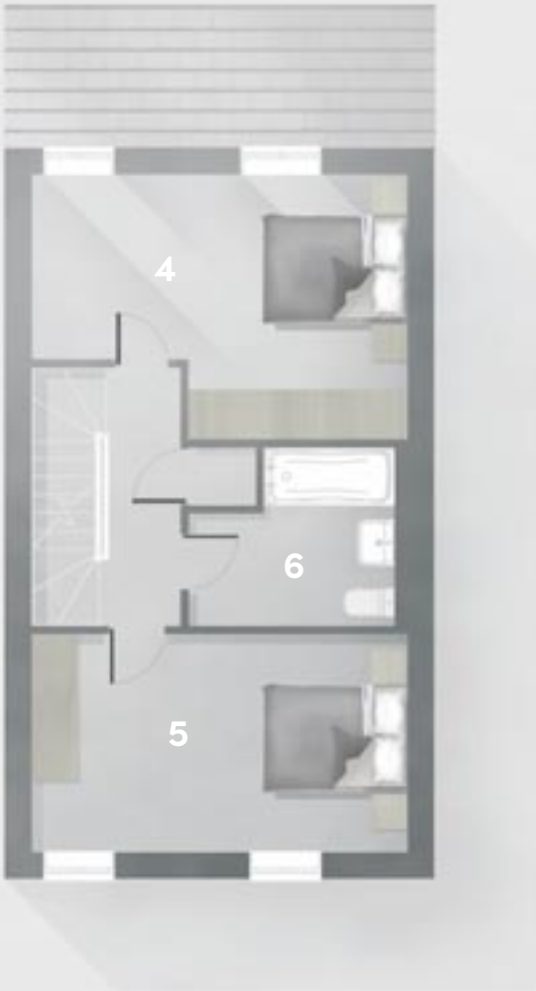
Ground floor

- 1 Kitchen/dining (min)
2715mm x 6277mm 8'11" x 20'7"
- 2 Lounge
4865mm x 4190mm 16'0" x 13'9"
- 3 Cloakroom (max)
923mm x 1897mm 3'0" x 6'3"



First floor

- 4 Bedroom (max)
4860mm x 3419mm 15'11" x 11'3"
- 5 Bedroom
4860mm x 2835mm 15'11" x 9'4"
- 6 Bathroom (max)
2665mm x 2333mm 8'8" x 7'8"



Second floor

- 7 Master bedroom (max)
4860mm x 3672mm 15'11" x 12'1"
- 8 Ensuite (max)
2702mm x 1303mm 8'10" x 4'3"
- 9 Bedroom (max)
4860mm x 3599mm 15'11" x 11'10"





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 to the private garden, flooding the kitchen with natural light.

The first floor lounge is a bright and airy space thanks to 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 illuminate the room. There are also two single bedrooms and a family bathroom. The Seville has a detached garage.

Seville

Ground floor

- 1 **Kitchen/dining** (max)
5159mm x 4970mm 16'11" x 16'4"
- 2 **Cloakroom** (max)
855mm x 1765mm 2'10" x 5'10"



First floor

- 3 **Lounge** (max)
5159mm x 4411mm 16'11" x 14'6"
- 4 **Master bedroom**
5159mm x 3538mm 16'11" x 11'7"
- 5 **Ensuite** (max)
2863mm x 1485mm 9'5" x 4'11"



Second floor

- 6

Bedroom

5158mm x 2891mm

16'11" x 9'6"
- 7

Ensuite (max)

2861mm 1391mm

9'5" x 4'7"
- 8

Bedroom (max)

2863mm x 3426mm

9'5" x 11'3"
- 9

Bedroom

2381mm x 2378mm

7'10" x 7'10"
- 10

Bathroom (max)

2863mm x 1700mm

9'5" x 5'7"



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 and you will be introduced to your dedicated Customer Care Representative.

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

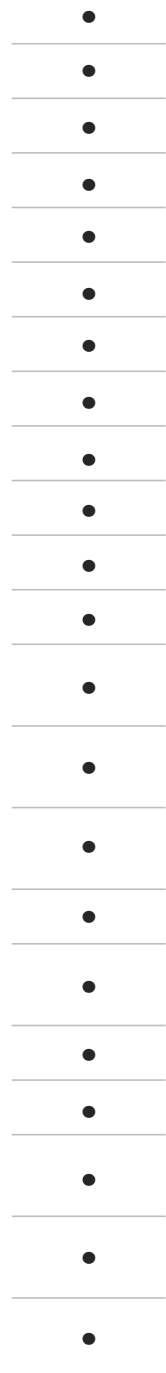


Home design

	Rosas Four bedroom home	Catania Four bedroom home	Bologna Four bedroom home	Paris Four bedroom home
NHBC Buildmark 10 year warranty	●	●	●	●
Gas central heating with boiler	●	●	●	●
Landscaped front garden	●	●	●	●
Tarmac finished driveways	●	●	●	●
Outside tap to rear	●	●	●	●
UPVC windows (cream or grey)	●	●	●	●
Front door with multi point lock	●	●	●	●
Smoke detector on each floor	●	●	●	●
Two television & two telephone points	●	●	●	●
Ensuite bathroom to master bedroom	●	●	●	●
Contemporary design sanitaryware	●	●	●	●
Shower over bath with screen	●	●	●	●
Choice of kitchen unit doors, handles & worktops	●	●	●	●
Stainless kitchen sink and mixer tap	●	●	●	●
Single electric oven & extractor with ceramic hob	●	●	●	●
600mm slimline extractor	●	●	●	●
Stainless Steel Splashback behind hob	●	●	●	●
Fully integrated appliances	●	●	●	●
Choice of wall tiles	●	●	●	●
Choice of fitted wardrobes to master bedroom	●	●	●	●
White emulsion paint finish to walls & ceilings	●	●	●	●
White gloss paint finish to woodwork	●	●	●	●

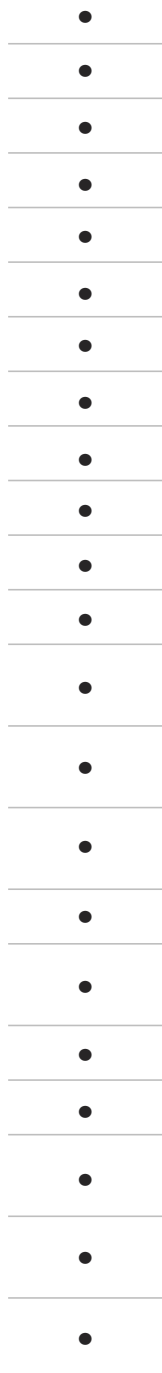
Emerald

Four bedroom home



Venice

Four bedroom home



Barcelona

Four bedroom home



Madrid

Four bedroom home



Seville

Four bedroom home







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 Attraction.



strata

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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.