

Moorfield Park

Poulton-le-Fylde



JONES
HOMES



Live the luxury lifestyle



Luxury living is about having it all

If you dream about living in a beautiful new home, with a stylish and modern interior in a desirable location, it can all be yours at Moorfield Park.

Moorfield Park is approximately 5 miles (8 km) from Blackpool town centre, 16 miles to Preston City Centre and 20 miles to the Historic City of Lancaster. Rail links from the award-winning train station to Blackpool and Preston and frequent bus routes to the larger towns and villages of the Fylde make Poulton a very accessible location.

This exciting development is close to the historic market town of Poulton-le-Fylde. Conveniently located just off Garstang Road East, Moorfield Park offers a superb range of 3, 4 and 5 bedroom semi-detached and detached homes. All built to traditionally high standards and designed with modern living in mind. The light and airy interiors offer plenty of space to work, play and relax in style.

Perfecting every last detail

Each and every Jones home is highly designed and specified throughout.

You'll find a contemporary kitchen with integrated appliances, and modern bathrooms with Aqualisa showers, low profile shower trays and a choice of stunning Porcelanosa tiles.

Many more quality fixtures and fittings that you wouldn't expect are also included as standard. From the LED downlights to the polished chrome door handles, we consider every last detail to be important. And it's not just the interior of your new home that we're committed to getting just right. We've given equal care and attention to the landscaping around Moorfield Park to help preserve and improve the natural environment.





Moorfield Park



1. Vicarage Park
2. St Chad's Church
3. Poulton-le-Flyde Train Station
4. Golden Ball Public House
5. Church Street Shops



Jones Homes, building quality homes

The picturesque market town of Poulton-le-Fylde has so much to offer. Whilst the history of the landmark St Chad's Church can be traced back to 1094AD Poulton-le-Fylde is now a charming and bustling town with a host of local amenities. From a thriving café culture, boutiques and a monthly traditional farmer's market to a popular golf club, spa and flourishing night-time economy.

For families the area has a choice of several "outstanding" primary schools and the local comprehensive has an "outstanding" rating from OFSTED and has won Secondary School of the Year for two consecutive years in the local education awards.

It is little surprise that Poulton-le-Fylde ranked in the top five places to live in the UK in a 2015 study of post codes carried out on behalf of Royal Mail.

Moorfield Park






Homes built with pride






With over 55 years' experience building individual houses in locations as desirable as Poulton-le-Fylde, you can trust Jones Homes to create your perfect new home.




All our homes are built on the same values, and as one of the leading builders of quality new homes, we take great pride in our exceptional standards of design, construction and specification. From the quality of our materials to the well-considered layouts, every new development is the

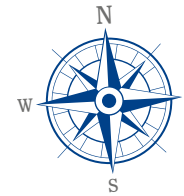
best it can possibly be. This is just one of the reasons we're consistently recognised in industry awards. But the real proof of our success is the fact that so many families choose to stay and move up with us over the years.

Moorfield Park

-  **The Latchford**
5 bedroom detached home
-  **The Stratton**
5 bedroom detached home
-  **The Latchford 4S**
4 bedroom detached home
-  **The Sherwood**
4 bedroom detached home
-  **The Bayswater**
4 bedroom detached home

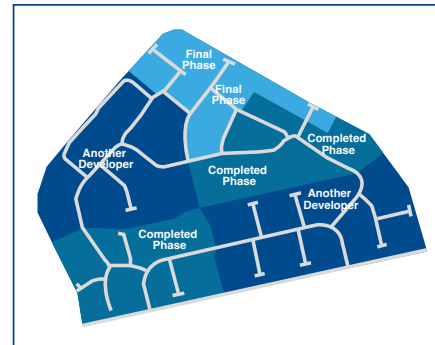
-  **The Hollin**
4 bedroom detached home
-  **The Hollin B**
4 bedroom detached home
-  **The Banbury**
4 bedroom detached home
-  **The Davenham**
4 bedroom detached home
-  **The Baycliffe A**
3 bedroom semi-detached home

-  **The Huxley A**
3 bedroom detached home
-  **The Birch**
3 bedroom mews and semi-detached home
-  **The Langley**
3 bedroom mews home
-  **The Cranford**
2 bedroom mews home
-  **The Langley A**
2 bedroom semi-detached home



AFFORDABLE HOMES

-  **The Birch**
3 bedroom home
-  **The Thornton**
3 bedroom home
-  **The Sutton**
2 bedroom home
-  **The Cranford**
2 bedroom home
-  **The Marton**
2 bedroom home



*Plots 186-200 are Affordable Homes - Ask Sales Advisor for details.

These details are prepared for the guidance of prospective purchasers and do not form part of any contract. Furthermore Jones Homes reserve the right to vary details from time to time as may be necessary.

Specification

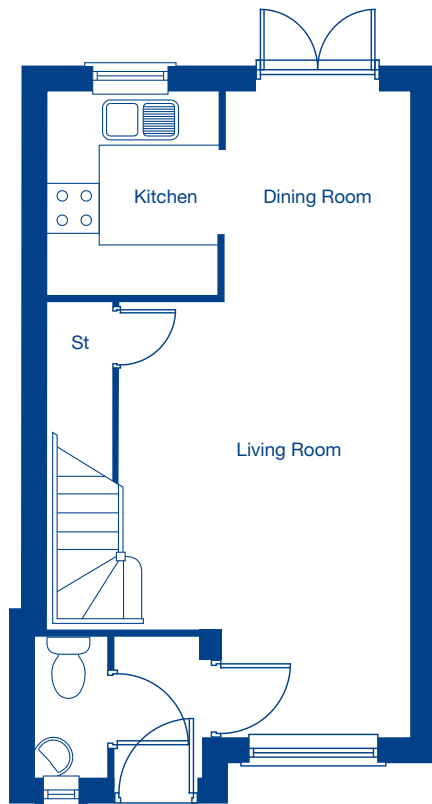
General	Detached	Semi detached
White double glazed PVCu windows with low 'E' glazing, with easy clean hinges and featured glazing**	•	•
Smooth plastered ceiling throughout in white	•	•
White gloss painted 2 panel doors with polished chrome furniture	•	
White gloss painted 6 panel doors with polished chrome furniture		•
White gloss architrave and skirting	•	•
Choice of 2 paint colours for internal walls	•	•
Aluminium double glazed bi-fold doors for garden access	•	
White PVCu double glazed French doors from kitchen		•
TV point to living room, family room, study* and all bedrooms	•	
TV point to living room, bedroom 1 and 2		•
Telephone points (including Cat 6) to kitchen, hall cupboard, study* and bedroom 1	•	
Telephone points to living room and bedroom 1		•
Decorative screwless polished chrome light switches	•	
Decorative screwless polished chrome power points. USB included in kitchen and bedroom 1	•	
Oak handrail with newel post with lacquered finish and oak spindles	•	
Oak handrail with newel post with lacquered finish and white gloss painted spindles		•
Energy efficient condensing boiler positioned in the garage or utility	•	
Energy efficient combination boiler positioned in kitchen		•
Gas point to living room	•	
Thermostatic controlled radiator valves*	•	•
Dual zone programmable heating controls	•	•
Energy saving insulation to wall cavity and roof space	•	•
Insulated coloured composite front door** with white internal face and polished chrome furniture	•	•
Downlight/coach light to porch*	•	•
Battery powered Carbon Monoxide detector	•	•
Colour co-ordinating garage door**	•	•*
Wired burglar alarm system	•	•
Mains powered smoke detectors	•	•
Polished chrome push doorbell to front door	•	•
NHBC 10 year buildmark cover	•	•
Power and light to garage*	•	•

Kitchen	Detached	Semi detached
Choice of Symphony fitted kitchen with a choice of square edge laminate worktops, upstands and stainless steel splashback	•	•
Reginox 1½ bowl stainless steel sink with single drainer	•	
Reginox single bowl stainless steel sink with single drainer		•
Fully integrated NEFF dishwasher, fridge freezer, single oven with built in microwave oven, hob and cooker hood	•	
Fully integrated BOSCH, single oven, hob, cooker hood, fridge freezer and dishwasher		•
Plumbing and power for washing machine. Tumble dryer space in utility*	•	•
LED downlighters in white	•	•
LED light bar lighting to kitchen wall units	•	•
Bathroom / En Suite		
Modern white bathroom suite with Vitra sanitaryware with chrome fittings and Hansgrohe taps	•	
Modern white bathroom suite with Twyford sanitaryware with chrome fittings and Hansgrohe taps		•
Aqualisa Mian shower cubicle to bathroom and en suites*	•	
Aqualisa over bath thermostatic shower		•
Illuminated bathroom cabinet and shaver point*	•	
Vanity unit with choice of work top to en suite basin***	•	
Mirror to recess behind basin to en suite with shaver point***	•	
Heated ladder style towel rail in white"		•
Heated chrome ladder towel rail to bathroom and en suite*	•	
Hansgrohe polished chrome toilet roll holder	•	•
Full height tiles to all shower enclosures with feature tiling to the back wall Full height feature tiles to back of bath wall with bath return walls in plain tiles Remaining walls to be half tiled	•	
Full height tiles to all shower walls Full height feature tiles to back of bath wall with bath return walls in plain tiles. Remaining walls to be half tiled		•
LED downlighters in white	•	•
External		
Turfed rear garden with paved patio and landscaped front garden	•	•
Elevation treatment and finish as individual plot drawings**	•	•
Cold water tap to garage/adjacent to utility door as per individual plot drawings **	•	
1800mm feather edged boundary fencing to rear garden	•	•
Block paved driveway*	•	
Tarmac driveway		•
All plots wired to receive fibre optic broadband (Providers subscription required)	•	•

*Where applicable **As per street scene ***Davenham, Banbury and Bayswater only.

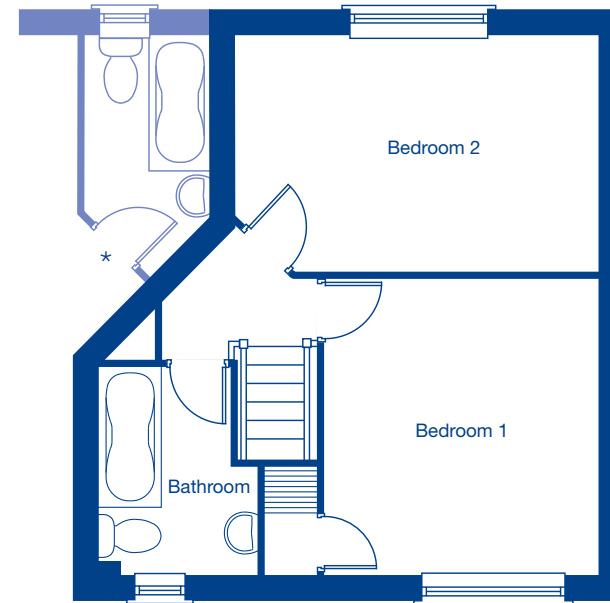
Where a choice is stated, it will be from our standard range and will be subject to the build stage of your chosen plot. These details are prepared for the guidance of prospective purchasers and do not form part of any contract. Furthermore Jones Homes reserve the right to vary details from time to time as may be necessary. Internal photography may show upgraded specification. Ask Sales Advisor for details.





Ground Floor

Lounge	5.29m x 3.56m	17'4" x 11'8"
Kitchen	2.44m x 2.06m	8'0" x 6'9"
Dining	2.53m x 2.25m	8'4" x 7'4"



First Floor

Bedroom 1	3.59m x 3.35m	11'10" x 11'0"
Bedroom 2	4.40m x 2.83m	14'5" x 9'4"

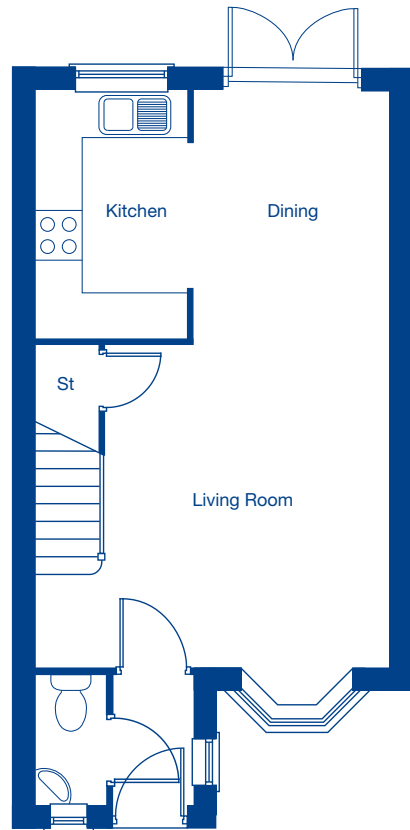
* Alternate bathroom layout to adjoining Cranford - ask our Sales Advisor for details.

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Moorfield Park

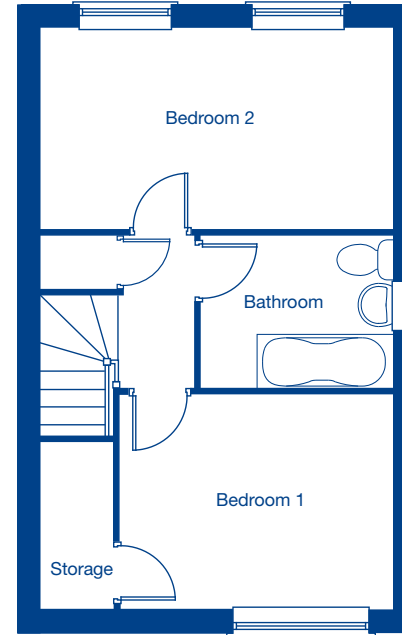
The Langley 2 – 2 bedroom semi-detached home





Ground Floor

Kitchen	1.88m x 3.14m	6'2" x 10'4"
Dining	2.43m x 3.23m	8'0" x 10'7"
Living Room	3.57m x 4.08m	11'8" x 13'5"



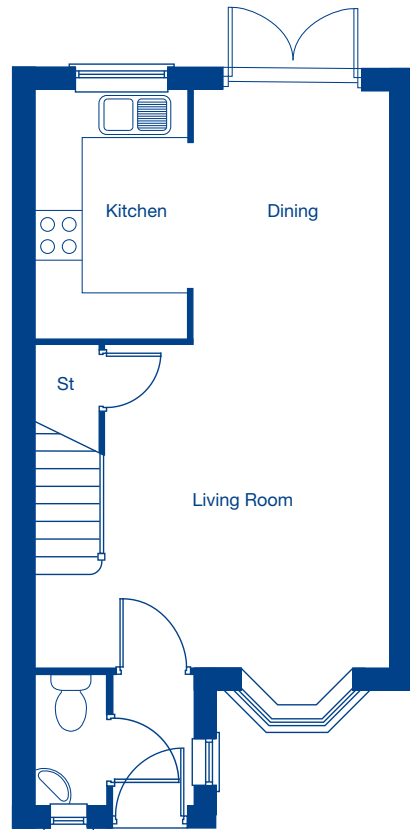
First Floor

Bedroom 1	3.42m x 2.70m	11'3" x 8'10"
Bedroom 2	2.50m x 4.40m	8'2" x 14'5"

Moorfield Park

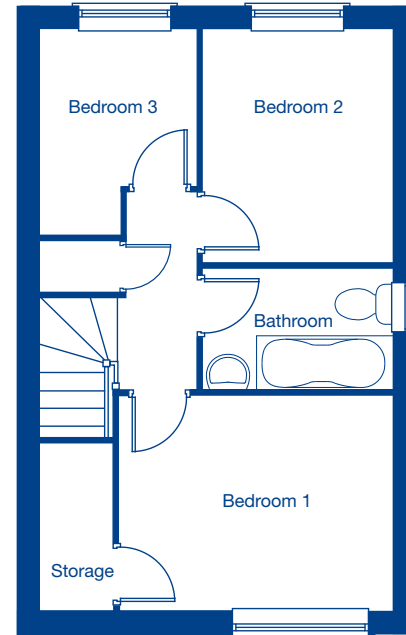
The Langley 3 – 3 bedroom semi-detached home





Ground Floor

Kitchen	1.88m x 3.14m	6'2" x 10'4"
Dining	2.43m x 3.23m	8'0" x 10'7"
Living Room	3.57m x 4.08m	11'8" x 13'5"



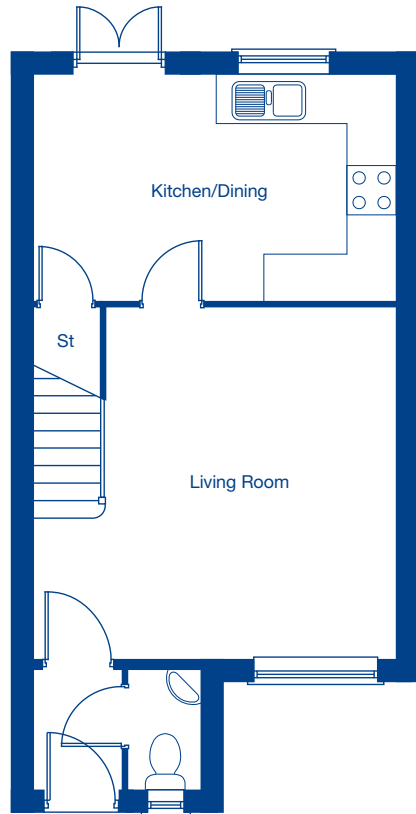
First Floor

Bedroom 1	3.42m x 2.70m	11'3" x 8'10"
Bedroom 2	2.90m x 2.38m	9'6" x 7'10"
Bedroom 3	2.55m x 1.93m	8'4" x 6'4"

Moorfield Park

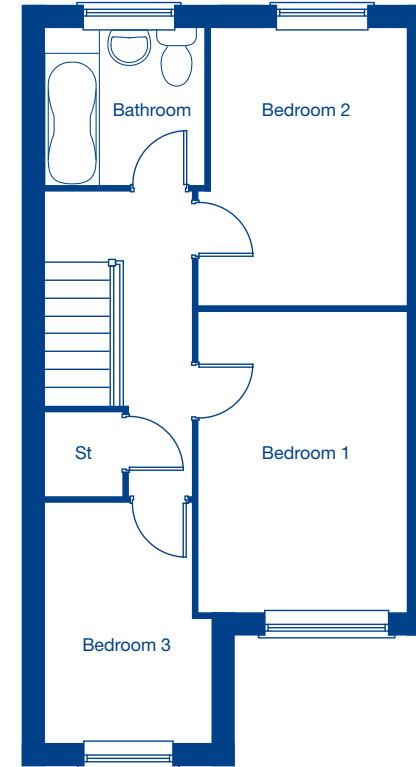
The Birch – 3 bedroom semi-detached home





Ground Floor

Living Room	4.59m x 4.47m	15'1" x 14'8"
Kitchen/Dining	4.59m x 2.87m	15'1" x 9'5"



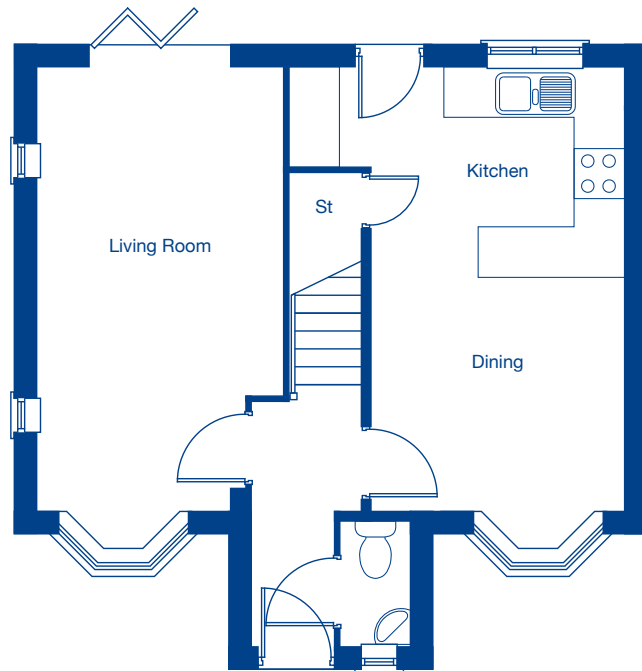
First Floor

Bedroom 1	3.83m x 2.65m	12'7" x 8'8"
Bedroom 2	3.52m x 2.65m	11'7" x 8'8"
Bedroom 3	3.02m x 20.9m	9'11" x 6'10"

Moorfield Park

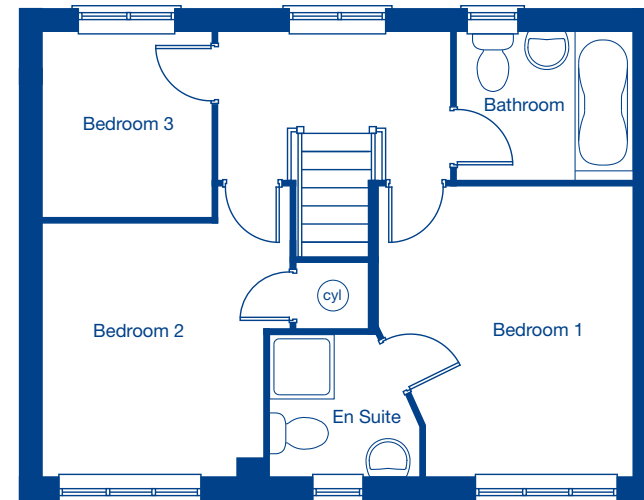
The Huxley – 3 bedroom detached home





Ground Floor

Living Room	5.45m† x 3.05m	17'11"† x 10'0"
Kitchen/Dining	5.45m† x 4.17m	17'11"† x 13'8"



First Floor

Bedroom 1	3.55m x 3.14m	11'8" x 10'4"
Bedroom 2	3.09m x 2.72m	10'2" x 8'11"
Bedroom 3	2.27m x 2.08m	7'5" x 6'10"

†Plus bay

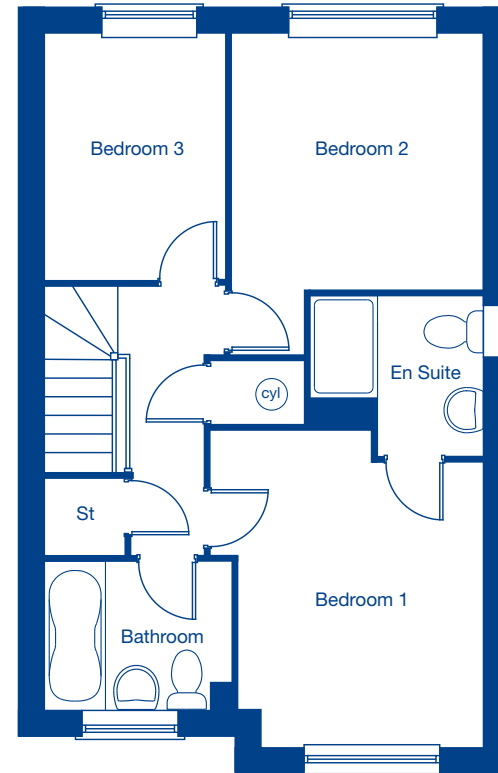
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Ground Floor

Living Room	4.84m x 2.95m	15'10" x 9'8"
Kitchen/Dining	5.27m x 3.51m	17'3" x 11'6"
Detached Single Garage	4.58m x 2.72m	15'0" x 8'11"



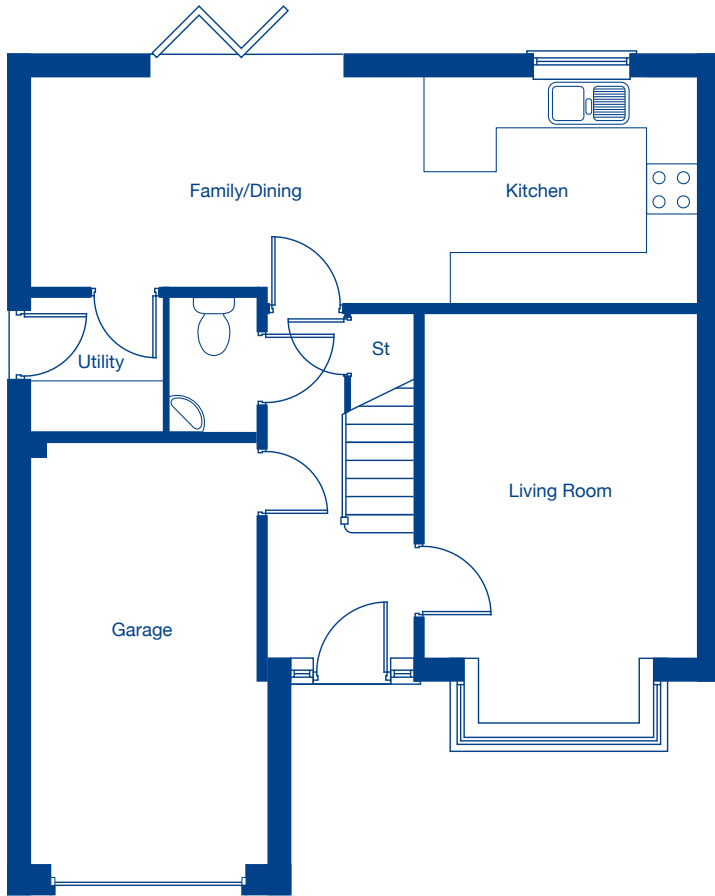
First Floor

Bedroom 1	3.73m x 3.28m	11'0" x 9'8"
Bedroom 2	3.07m x 3.02m	10'1" x 9'11"
Bedroom 3	2.91m x 2.15m	9'6" x 7'1"

Moorfield Park

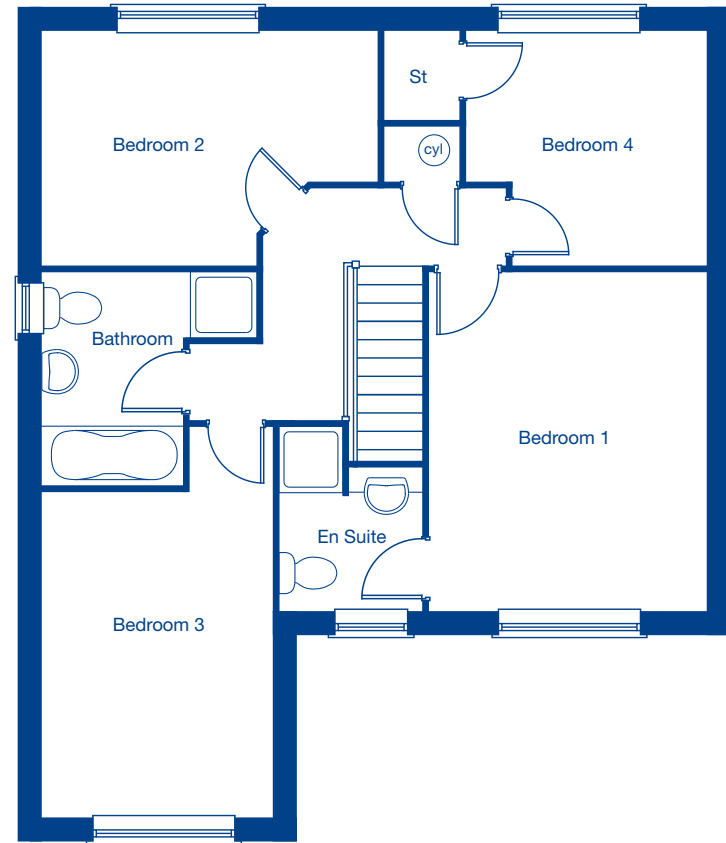
The Davenham – 4 bedroom detached home





Ground Floor

Living Room	5.00m x 3.34m	16'5" x 10'11"
Kitchen/Family/Dining	8.17m x 2.75m	26'1" x 9'0"
Garage	5.21m x 2.86m	17'1" x 9'5"



First Floor

Bedroom 1	4.18m x 3.41m	13'9" x 11'2"
Bedroom 2	4.12m x 2.87m	13'6" x 9'5"
Bedroom 3	3.99m x 2.80m	13'1" x 9'2"
Bedroom 4	2.95m x 2.87m	9'8" x 9'5"

Moorfield Park

The Hollin – 4 bedroom detached home





Ground Floor

Living Room	4.26m x 4.24m	14'0" x 13'11"
Kitchen/Family/Dining	8.71m x 2.64m	28'7" x 8'8"
Study	2.68m x 2.27m	8'9" x 7'5"
Detached Single Garage	5.64m x 2.62m	18'6" x 8'7"



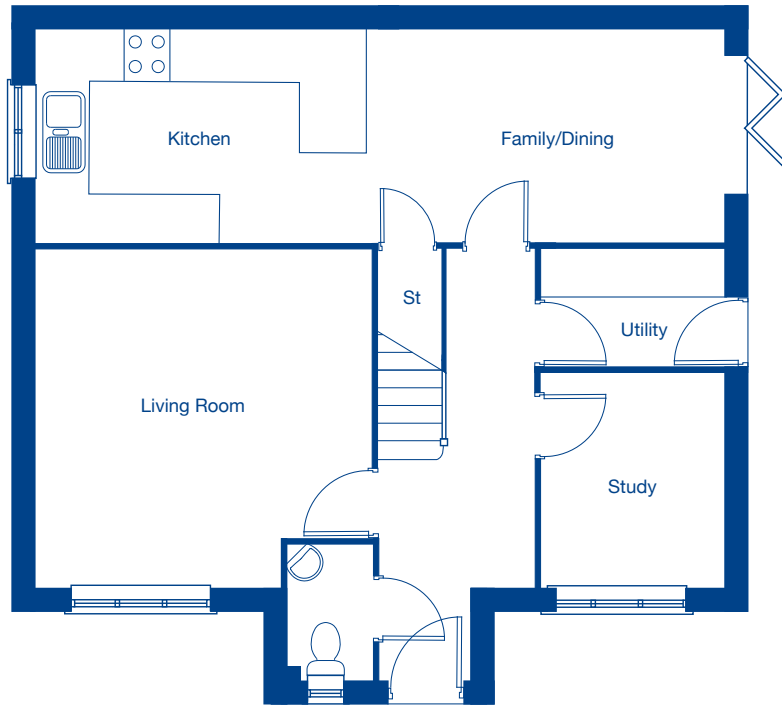
First Floor

Bedroom 1	4.26m x 3.79m	14'0" x 12'5"
Bedroom 2	3.79m x 3.37m	12'5" x 11'1"
Bedroom 3	3.16m x 3.10m	10'4" x 10'2"
Bedroom 4	3.16m x 2.30m	10'4" x 7'6"

Moorfield Park

The Hollin B – 4 bedroom detached home





Ground Floor

Living Room	4.26m x 4.24m	14'0" x 13'11"
Kitchen/Family/Dining	8.71m x 2.64m	28'7" x 8'8"
Study	2.68m x 2.27m	8'9" x 7'5"
Detached Single Garage	5.64m x 2.62m	18'6" x 8'7"



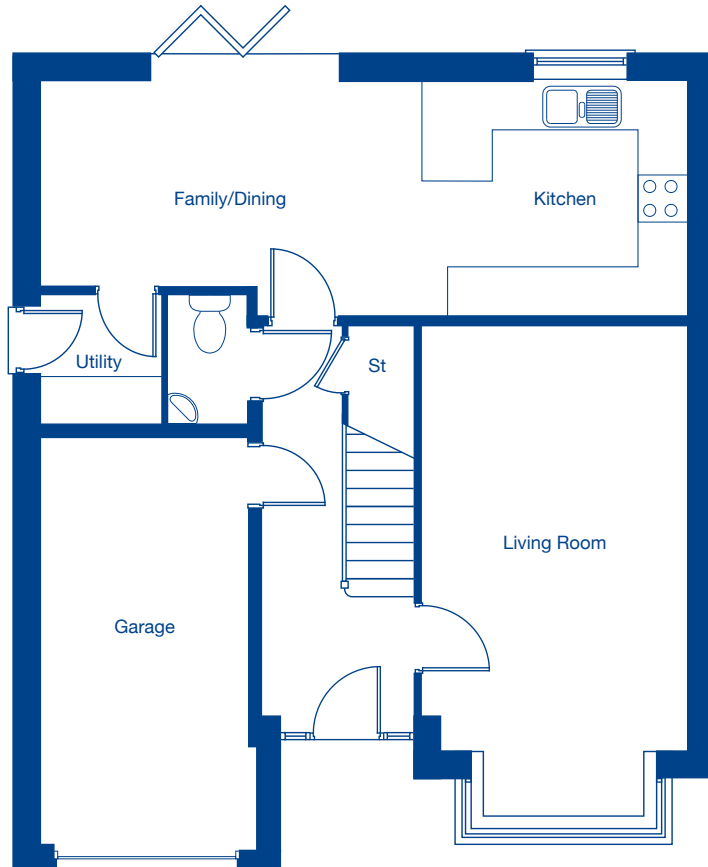
First Floor

Bedroom 1	4.26m x 3.79m	14'0" x 12'5"
Bedroom 2	3.79m x 3.37m	12'5" x 11'1"
Bedroom 3	3.16m x 3.10m	10'4" x 10'2"
Bedroom 4	3.16m x 2.30m	10'4" x 7'6"

Moorfield Park

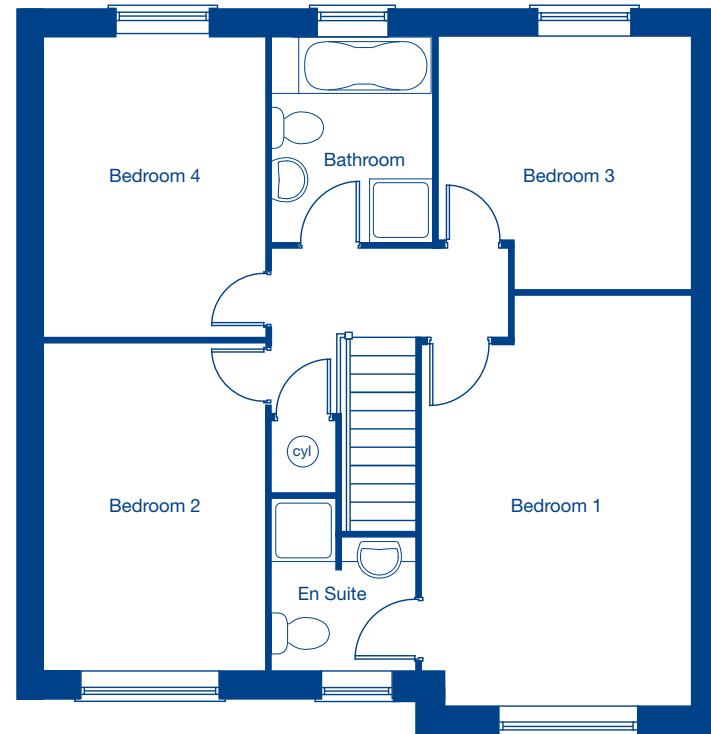
The Banbury – 4 bedroom detached home





Ground Floor

Living Room	6.15m x 3.34m	20'2" x 10'11"
Kitchen/Family/Dining	8.20m x 2.94m	26'11" x 9'8"
Garage	5.27m x 2.67m	17'3" x 8'9"



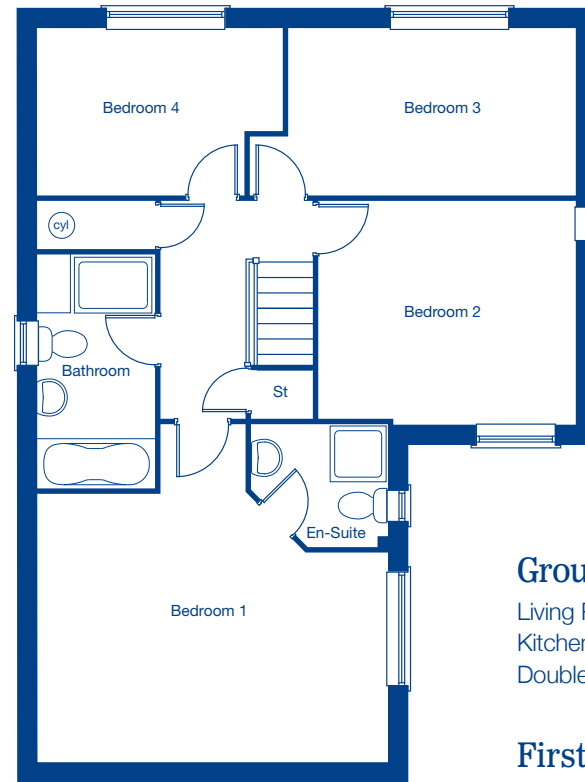
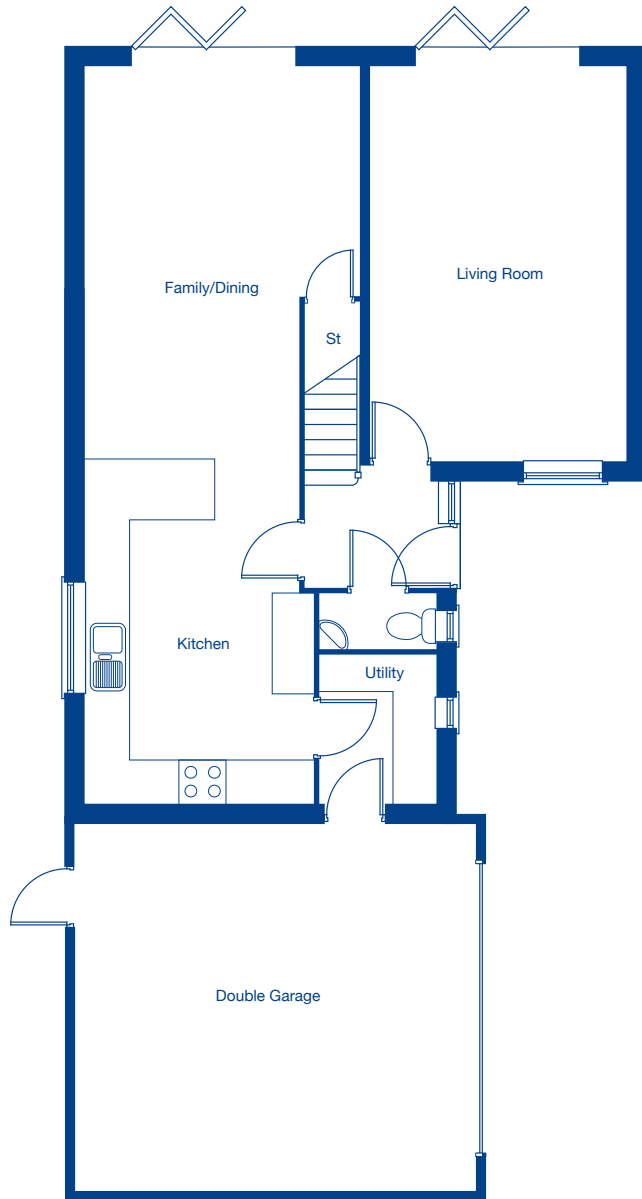
First Floor

Bedroom 1	5.21m x 3.41m	17'1" x 11'2"
Bedroom 2	4.16m x 2.79m	13'8" x 9'2"
Bedroom 3	3.20m x 3.19m	10'6" x 10'5"
Bedroom 4	3.80m x 2.79m	12'6" x 9'2"

Moorfield Park

The Sherwood – 4 bedroom detached home





Ground Floor

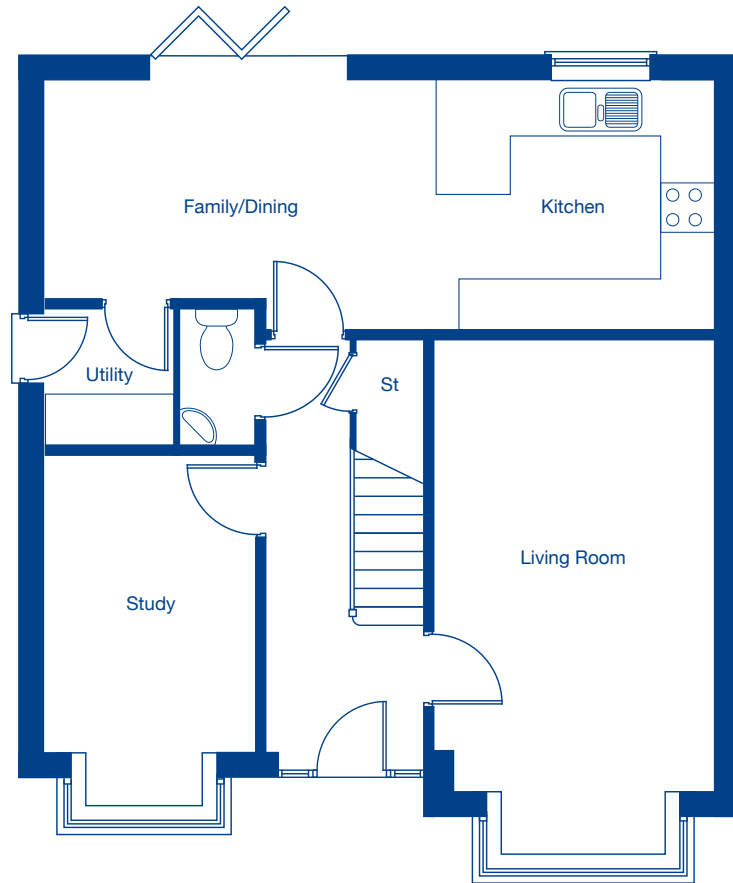
Living Room	5.76m x 3.71m	18'11" x 12'2"
Kitchen/Family/Dining	10.82m x 4.02m	35'6" x 13'2"
Double Garage	5.98m x 5.41m	19'7" x 17'9"

First Floor

Bedroom 1	5.08m x 3.96m	16'8" x 13'0"
Bedroom 2	3.78m x 3.22m	12'5" x 10'7"
Bedroom 3	4.19m x 2.44m	13'9" x 8'0"
Bedroom 4	3.60m x 2.44m	11'10" x 8'0"

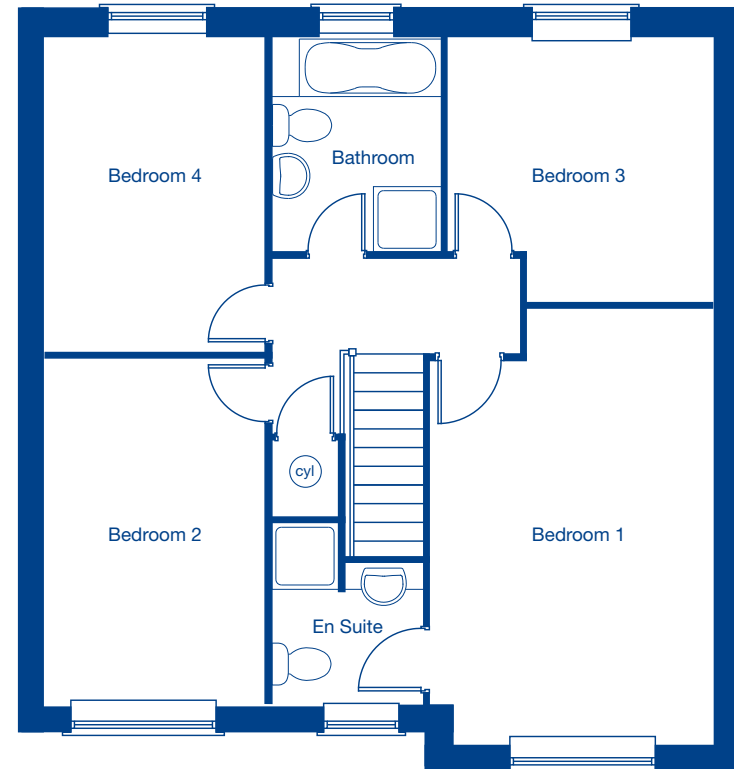
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Ground Floor

Living Room	6.15m x 3.34m	20'2" x 10'11"
Kitchen/Family/Dining	8.05m x 2.94m	26'5" x 9'8"
Study	4.16m x 5.51m	13'8" x 8'3"
Detached Single Garage	3.05m x 6.07m	10'0" x 19'11"
Detached Double Garage	6.07m x 6.07m	19'11" x 19'11"



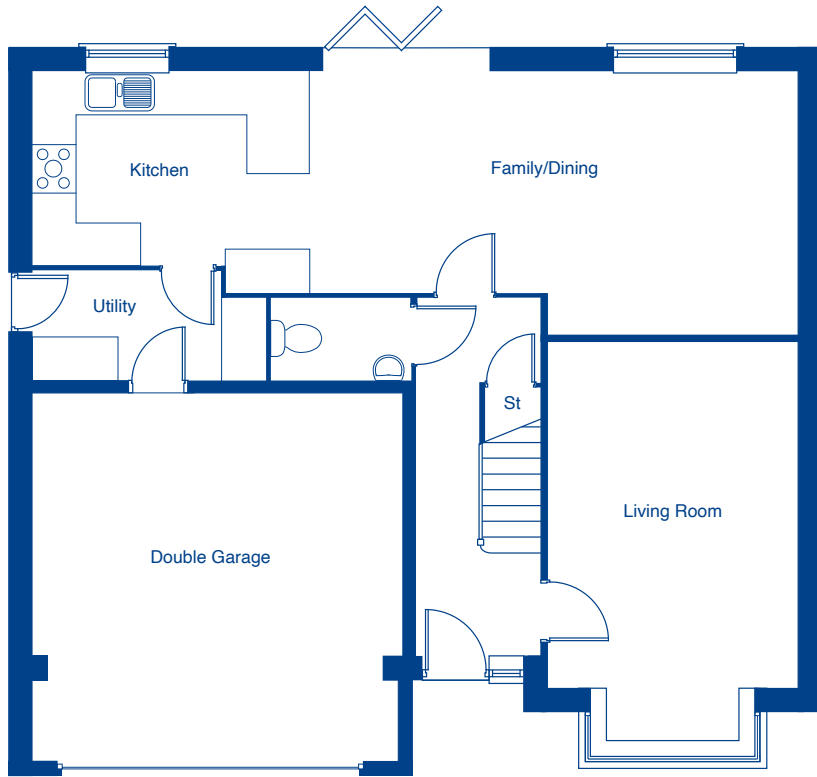
First Floor

Bedroom 1	5.21m x 3.41m	17'1" x 11'2"
Bedroom 2	4.16m x 2.64m	13'8" x 8'8"
Bedroom 3	3.21m x 3.19m	10'6" x 10'5"
Bedroom 4	3.80m x 2.64m	12'6" x 8'8"

Moorfield Park

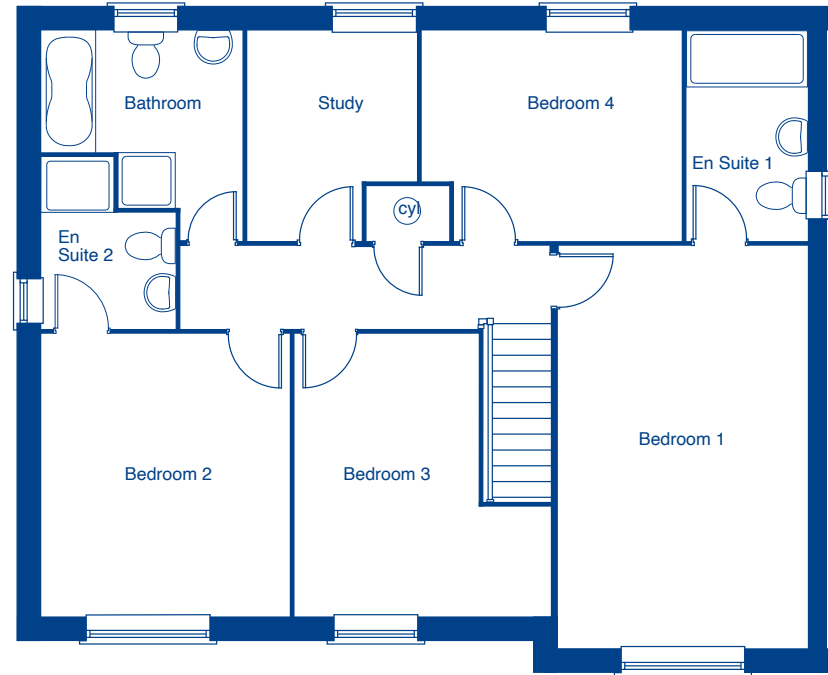
The Latchford 4S – 4 bedroom detached home with study





Ground Floor

Living Room	5.68m x 3.54m	18'8" x 11'7"
Kitchen/Family/Dining	11.11m x 3.74m	36'6" x 12'3"
Double Garage	5.51m x 5.38m	18'1" x 17'8"



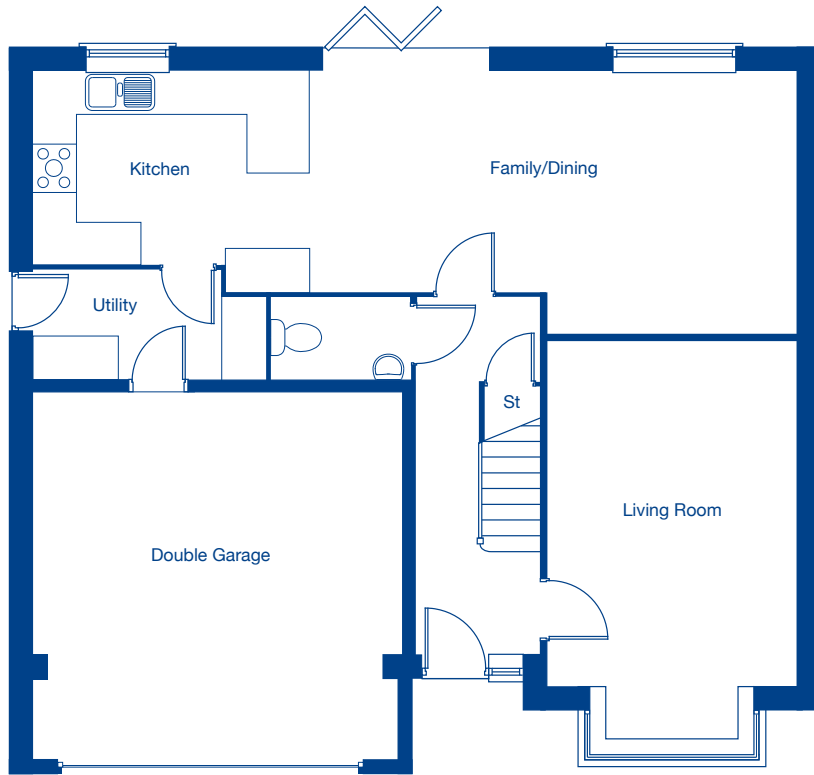
First Floor

Bedroom 1	5.75m x 3.54m	18'10" x 11'7"
Bedroom 2	4.02m x 3.53m	13'2" x 11'7"
Bedroom 3	4.02m x 3.79m	13'2" x 12'5"
Bedroom 4	3.74m x 3.03m	12'3" x 9'11"
Study	3.03m x 2.44m	9'11" x 8'0"

Moorfield Park

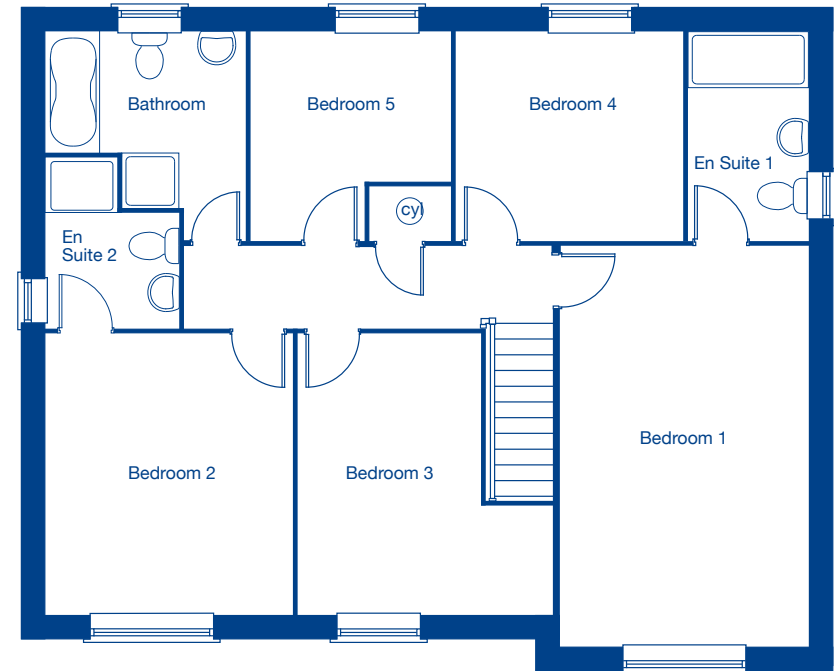
The Latchford – 5 bedroom detached home





Ground Floor

Living Room	5.68m x 3.54m	18'8" x 11'7"
Kitchen/Family/Dining	11.11m x 3.74m	36'6" x 12'3"
Double Garage	5.51m x 5.38m	18'1" x 17'8"



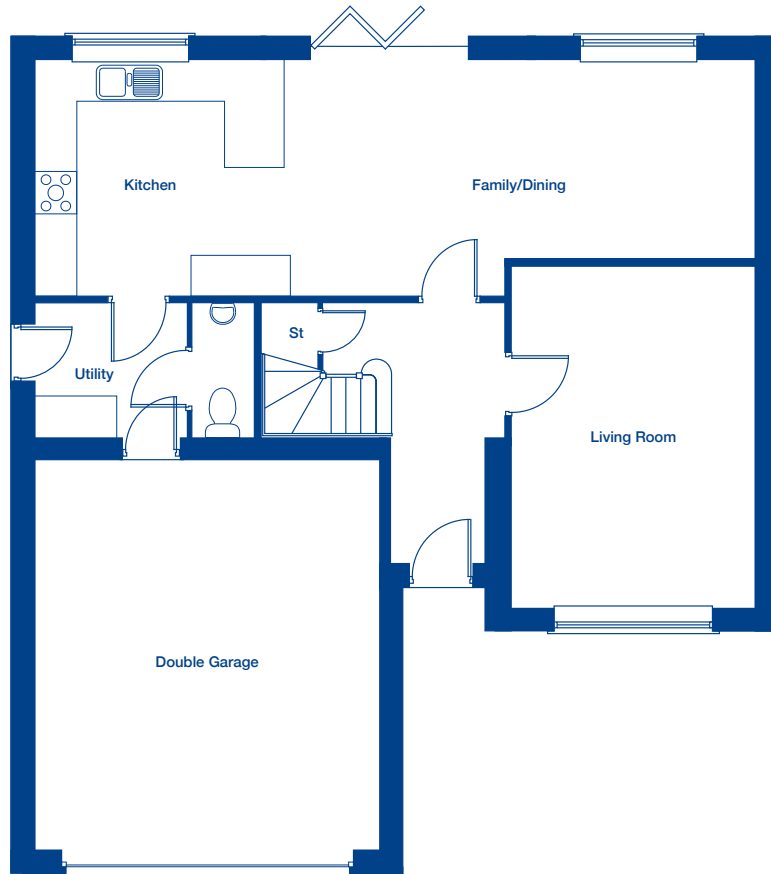
First Floor

Bedroom 1	5.75m x 3.54m	18'10" x 11'7"
Bedroom 2	4.02m x 3.53m	13'2" x 11'7"
Bedroom 3	4.02m x 3.79m	13'2" x 12'5"
Bedroom 4	3.26m x 2.99m	10'8" x 9'10"
Bedroom 5	2.99m x 2.86m	9'10" x 9'5"

Moorfield Park

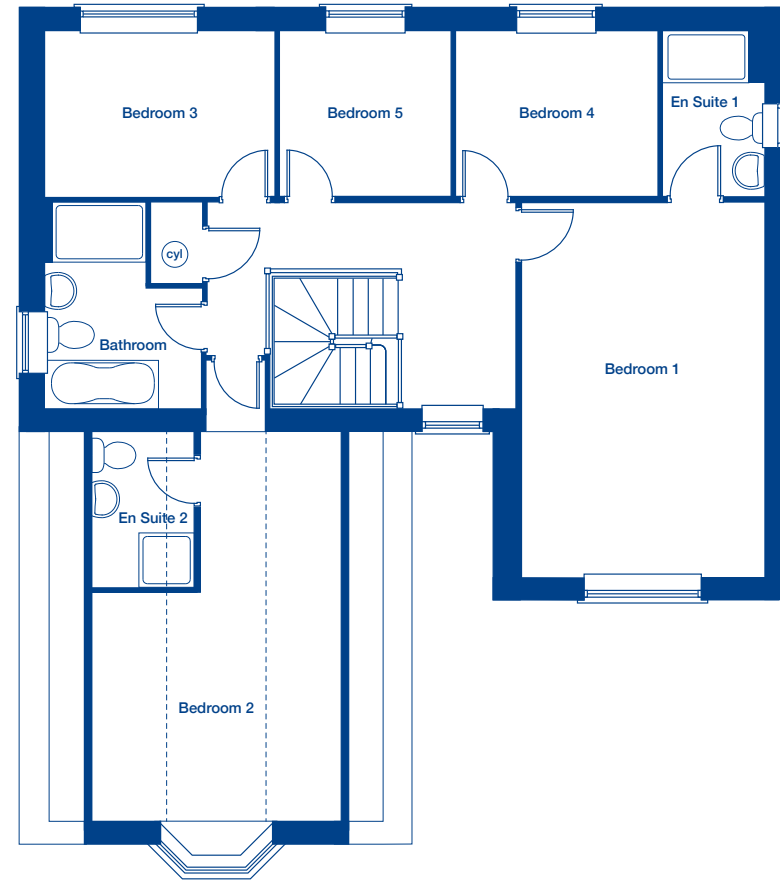
The Stratton – 5 bedroom detached home





Ground Floor

Living Room	5.10m x 3.63m	16'9" x 11'11"
Kitchen/Family/Dining	10.82m x 3.53m	35'6" x 11'7"
Double Garage	5.89m x 5.20m	19'4" x 17'1"



First Floor

Bedroom 1	4.99m x 3.63m	16'4" x 11'11"
Bedroom 2	5.23m x 3.58m	17'2" x 11'9"
Bedroom 3	3.29m x 2.48m	10'9" x 8'2"
Bedroom 4	3.03m x 2.48m	9'11" x 8'2"
Bedroom 5	2.56m x 2.48m	8'5" x 8'2"

--- Restricted ceiling height

These floor plans and images are for guidance and illustrative purposes only and do not form part of any contract. All room sizes are approximate to maximum dimensions and some plots may be subject to additional gable or bay windows. Please ask our Sales Advisor for details on specification and plot specific street scenes. Every effort has been taken to ensure these plans are as accurate as possible at time of printing. However, Jones Homes reserves the right to vary details as may be necessary and without notice.

Buying a Jones home is easier than you think

It's time to take a closer look at Moorfield Park. Just call 01253 728760 to book an appointment to view or visit jones-homes.co.uk for more information. Once you've decided which house is perfect for you, you're ready to buy your new home.

- 1** Reserve your new home
As soon as you complete a reservation form and pay the reservation fee, we will take your new home off the market. This secures your property for a fixed period of time.
- 2** Apply for a mortgage
An independent financial advisor can help you decide which mortgage is right for you. It is important to do this as soon as possible and we will be happy to assist with this.
- 3** Appoint a solicitor
Your solicitor will handle the legal side of your house purchase, managing everything from Local Authority searches, exchange of contracts and legal completion. Ask family and friends for a recommendation or speak to one of our sales advisors.
- 4** Personalise your new home
By choosing from a wide variety of kitchen units and wall tiles, together with a range of optional extras you may wish to purchase and incorporate. (Subject to build stage).
- 5** Exchange and complete
Your solicitor will advise you once all necessary searches and enquiries have been made and your contract is ready for your signature prior to exchange. When you exchange, you will pay the agreed deposit and then we're all legally bound to complete the sale. Following build completion you will be required, prior to legal completion of the transaction, to transfer the balance of the monies to us.
- 6** Move in
Following legal completion you can collect your keys from the sales advisor and site manager who will accompany you to your new home.

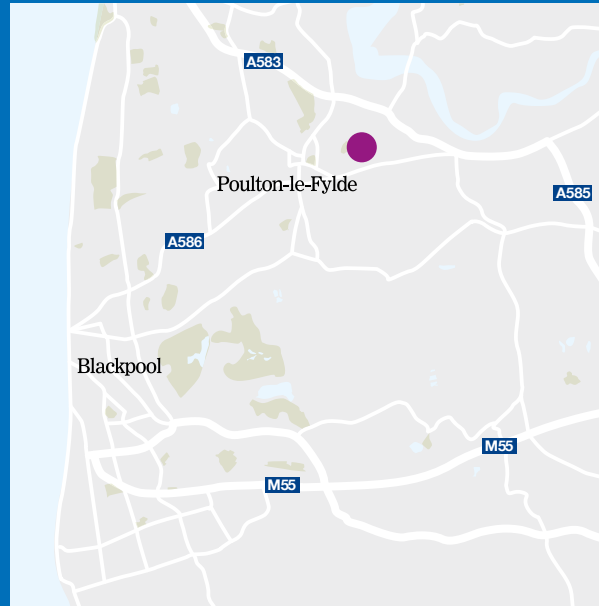
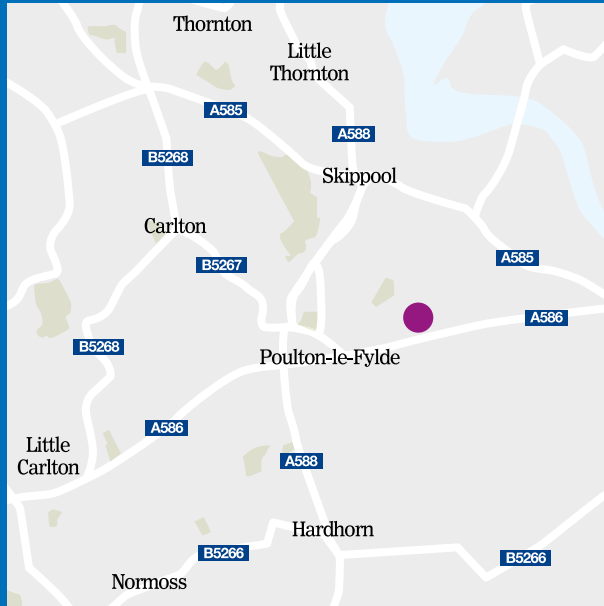


**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

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Details correct at time of going to print. Images representative only. Internal photography may show upgraded specification. Ask Sales Advisor for details. JHL8999/May 2023.

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