

**DRAFT**

**Welcome to  
your new home  
in Crewe**



**3 & 4  
bedroom homes**



**Semi detached  
& detached**



**Freehold**

**Introducing...**

## **The Pavilions**

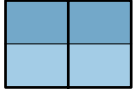
The Pavilions is Seddon Homes' modern development in Crewe, Cheshire, comprising 3 & 4 bedroom new build homes. Each house will be built to Seddon Homes' renowned quality, and offer perfectly designed layouts. Our newest residents will not only have the home of their dreams, but also be within easy reach of a full range of local amenities, green spaces and transport links. The Pavilions will be conveniently situated just 2 miles from the town centre!

But that's not all – each one of our stunning new homes comes with a wide array of high-specification fixtures and fittings and generously sized rooms as standard.

***Seddon Homes.co.uk***

# Arrangement of the homes

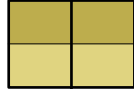
## 3 & 4 bedroom homes



### The Astbury

3 bedroom semi detached house with parking spaces

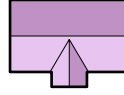
Plots 2, 8, 19, 20, 44, 48 & 54



### The Bowland

3 bedroom semi detached house with parking spaces

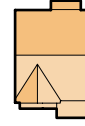
Plots 6, 7, 17, 18, 21 & 22



### The Wynbury

3 bedroom semi detached house with parking spaces

Plots 1, 9, 43, 47 & 55

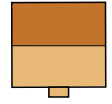


### The Denholme

3 bedroom detached house with integral single garage

(side bay to some plots)

Plots 10, 15, 16, 41, 42, 49 & 50



### The Chelford

4 bedroom detached house with parking spaces

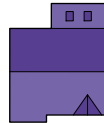
Plots 3, 14 & 40



### The Mearley

4 bedroom detached house with parking spaces

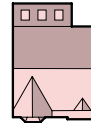
Plot 51



### The Capenhurst

4 bedroom detached house with integral single garage

Plots 4, 5, 45, 46 & 53



### The Hartford

4 bedroom detached house with integral single garage

Plots 11 & 52



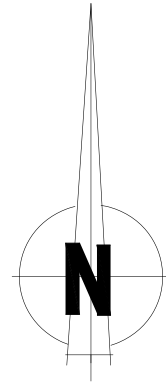
### The Marsden

4 bedroom detached house with detached single garage

Plot 23



The Pavilions,  
Sydney Road,  
Crewe,  
CW1 5LU



**N.B. Plots 12, 13 & 26-39 are Affordable Properties.**

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# The Astbury

3 bedroom semi detached house with parking spaces



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Ground floor



Kitchen/Dining/Lounge	15'8" x 17'8"
Snug	8'1" x 9'11"
WC	3'2" x 6'4"

First floor



Master Bedroom	8'6" x 10'11"
En Suite	7'9" x 6'5"
Bedroom 2	8'6" x 9'11"
Bedroom 3	6'11" x 10'1"
Bathroom	6'11" x 6'6"

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# The Bowland

3 bedroom semi detached house with parking spaces



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Ground floor



Lounge	14'4" x 13'9"
Kitchen/Dining	13'5" x 10'11"
Utility	4'1" x 5'7"
WC	4'1" x 4'3"

First floor



Master Bedroom	10'9" x 9'8"
En Suite	7'8" x 4'7"
Bedroom 2	10'9" x 10'1"
Bedroom 3	6'11" x 7'4"
Bathroom	6'11" x 6'6"

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# The Wynbury

3 bedroom semi detached house with parking spaces



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## Ground floor



Lounge	9'11" x 15'9"
Kitchen/Dining	9'11" x 15'9"
WC	3'6" x 5'2"

## First floor



Master Bedroom	10'0" x 10'10"
En Suite	10'0" x 4'8"
Bedroom 2	10'0" x 8'6"
Bedroom 3	10'0" x 6'11"
Bathroom	7'3" x 6'6"

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# The Denholme

3 bedroom detached house with integral single garage *(side bay to some plots)*



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Ground floor



Kitchen/Dining/Family Area	20'6" x 12'1"
Lounge	7'10" x 14'7"
WC	5'0" x 3'10"
Garage	7'11" x 15'10"

First floor



Master Bedroom	12'1" x 11'2"
En Suite	8'7" x 4'7"
Bedroom 2	12'2" x 10'9"
Bedroom 3	8'0" x 12'3"
Bathroom	8'2" x 7'2"

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# The Chelford

4 bedroom detached house with parking spaces



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## Ground floor



Lounge	11'1" x 17'5"
Kitchen	11'9" x 8'10"
Dining Room	8'1" x 13'3"
WC	6'6" x 4'4"

## First floor



Master Bedroom	11'3" x 12'8"
En Suite	6'5" x 8'1"
Bedroom 2	8'2" x 11'4"
Bedroom 3	8'2" x 10'7"
Bedroom 4	7'7" x 9'3"
Bathroom	7'0" x 5'9"

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# The Mearley

4 bedroom detached house with parking spaces



Seddon Homes.co.uk

Ground floor



Lounge	12'7" x 19'1"
Kitchen/Dining Area	10'8" x 19'1"
Utility	7'6" x 5'5"
WC	3'7" x 6'8"

First floor



Master Bedroom	11'7" x 11'6"
En Suite	4'7" x 7'3"
Bedroom 2	10'10" x 9'5"
Bedroom 3	10'10" x 9'5"
Bedroom 4	8'5" x 6'11"
Bathroom	5'7" x 7'3"

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# The Capenhurst

4 bedroom detached house with integral single garage



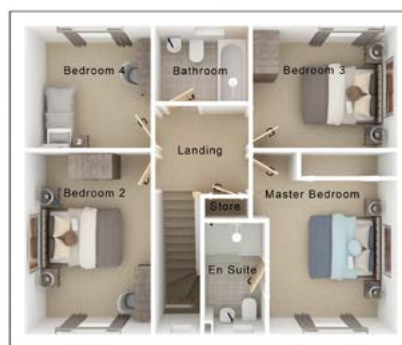
**Seddon Homes.co.uk**

Ground floor



Lounge	9'11" x 14'11"
Kitchen/Dining	27'7" x 9'2"
Family Area	14'8" x 8'6"
WC	3'4" x 5'6"
Garage	9'1" x 17'1"

First floor



Master Bedroom	9'6" x 11'3"
En Suite	4'6" x 8'2"
Bedroom 2	9'3" x 13'5"
Bedroom 3	10'9" x 9'1"
Bedroom 4	9'3" x 9'1"
Bathroom	6'11" x 5'7"

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# The Hartford

4 bedroom detached house with integral single garage



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Ground floor



Lounge	11'0" x 18'3" (into bay)
Kitchen/Dining	21'9" x 11'3"
Family Area	17'9" x 7'9"
Utility	4'8" x 5'11"
WC	4'8" x 5'2"
Garage	7'11" x 17'4"

First floor



Master Bedroom	11'1" x 18'0" (into bay)
En Suite 1	6'3" x 5'10"
Bedroom 2	11'5" x 11'2"
En Suite 2	8'2" x 4'7"
Bedroom 3	11'4" x 9'9"
Bedroom 4	7'6" x 11'6"
Bathroom	6'11" x 8'0"

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# The Marsden

4 bedroom detached house with detached single garage



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Ground floor



Lounge	11'0" x 18'3" (into bay)
Kitchen/Family Area	26'6" x 11'1"
Study	8'0" x 6'4"
Utility	8'0" x 6'2"
WC	8'0" x 3'5"

First floor



Master Bedroom	11'1" x 18'0" (into bay)
En Suite 1	6'3" x 5'10"
Bedroom 2	11'5" x 11'2"
En Suite 2	8'2" x 4'7"
Bedroom 3	11'4" x 9'9"
Bedroom 4	7'6" x 11'6"
Bathroom	6'11" x 8'0"

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# Finishing Touches

All house types will enjoy the following as standard:-

**Construction** All the homes will be traditionally built using brick and block construction with a concrete tile roof. Foundations are to be traditional strip or piled. First floors will receive moisture resistant boarding.

**Comfort and Security** Gas fired, thermostatically controlled central heating with combi-boilers to 3 and 4 bedroom homes, Traditional gas fired central heating to 5 bedroom homes. Glass fibre roof insulation. Highly insulated walls. Locking uPVC windows with energy saving glazing. Multi point lock to front and rear doors. Gas point and fused spur to receive buyers own fire if need be to 4 and 5 bedroom homes. Fuse spur only to 3 bedroom properties. All plots to benefit from in roof photovoltaic (solar Panels).

**Finishing Touches** Contemporary skirting board and architrave. Flush panel white ladder style internal doors with chrome lever furniture. Builders Robe to master bedroom or Dressing area on 4 and 5 bed homes. Chrome sockets and switch plates to kitchen, bathroom and en suite/s.

**Paintwork** Front, rear, personnel and garage doors finished in accordance with architect's specification. White satin to all internal timbers including stair spindles. Plastered walls and ceilings will receive white matt emulsion.

**Bathrooms, En Suites and Cloakrooms** Stylish white sanitary ware from Ideal Standard mostly incorporated within a tiled boxed unit with laminate over shelf to selected rooms. Glazed shower cubicles with thermostatic mains showers with waterfall shower head where applicable (except second en suite which will be electric to properties with combi boilers). Mixers to all baths. Chromium plated ceramic disk taps. Half height European wall tiling around bath and full height to shower cubicles with splash back elsewhere to tiler's discretion. Chrome LED downlights and heated towel rail to all en suites & bathrooms (excludes cloaks).

**Electrical** TV points to lounge and master bedroom. BT socket outlets to lounge, master bedroom and study (where applicable). Shaver points to bathroom and en suite. USB charging sockets to kitchen & master bedroom. Loft light point switched to landing. All internal light points low energy. LED dual porch light. Chrome effect door bell and chimes.

**External** Black uPVC fascia, ventilated soffit and rainwater goods. Turfed front & rear gardens. Where there is an existing tree within the plot boundary we would typically not turf under the circumference of the canopy. Tarmac driveway. Timber close boarded fencing & gate. Light and power point to garage. Garden tap. Estate landscaping in accordance with architect's approved layout. Smartload Deta car charging point.

**Warranty** All homes carry the NHBC 10-year warranty (from date of CML sign off).

**Tenure Freehold.** Maintenance fee is estimated £150 per annum.

**General** Seddon Homes operates under the Consumer Code for Home Builders guidance. A copy of the Code is available from any member of our team and will be given to all buyers at point of reservation or can be downloaded from our website [www.seddonhomes.co.uk/consumercode](http://www.seddonhomes.co.uk/consumercode).

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# DRAFT

<b>Kitchen Finishing Touches</b>	Astbury	Bowland	Wynbury	Denholme	Chelford	Mearley	Capenhurst	Hartford	Marsden
4 ring gas hob	✓	✓							
5 ring gas hob			✓	✓	✓	✓	✓	✓	✓
Single electric oven	✓	✓							
Double electric oven			✓	✓	✓	✓	✓	✓	✓
60cm stainless steel chimney cooker hood		✓							
90cm stainless steel chimney cooker hood				✓	✓	✓	✓		
90cm island cooker hood	✓		✓					✓	✓
Integrated 50/50 fridge freezer	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated washer	✓		✓	✓	✓				
Ceramic floor tiles to kitchen area only	✓		✓	✓	✓	✓	✓	✓	✓
Rigid built cabinetry – 6 collections available *	✓	✓	✓	✓	✓	✓	✓	✓	✓
Hard wearing high quality laminate worktops	✓	✓	✓	✓	✓	✓	✓	✓	✓
Under cupboard LED lights	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close doors & drawers	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome LED downlights to kitchen area only	✓	✓	✓	✓	✓	✓	✓	✓	✓

\*Subject to build stage

This specification is for general guidance only and purchasers are requested to satisfy themselves fully of the specification applicable to the home of their choice before reservation. Seddon Homes pursues a policy of continuous improvement so whilst every effort has been made to ensure this information is correct, it is intended only as a guide and the company reserves the right to alter the specification as necessary and without prior notice. This does not form any part of a contract or sale. Please note that plots may be subject to amended specifications under new regulations. Due to ongoing supply chain issues, it may be necessary to substitute the specification with an alternative brand or model number. Please speak to your Sales Advisor for more information.

# Why buy in Crewe?

Once known as the centre of the railroad industry, Crewe offers the perfect blend of urban convenience and serene living for new home buyers. Ideally located, The Pavilions provides easy access to major cities and a plethora of leisure and business opportunities in an area that is considered to be up-and-coming, with a growing and vibrant community waiting to welcome you. You'll find an eclectic mix of local and independent amenities, including shops, restaurants, theatres, and even a thriving live music scene.

Crewe is home to many schools that are highly rated by Ofsted, achieving ratings of "Good" or "Outstanding" across all levels, from primary to secondary and college. Notably, a Crewe high school was recently ranked as the second best in Cheshire for 2023, according to the Sunday Times Parent Power Guide, St Thomas More Catholic High School. Additionally, there are plenty of opportunities for further education available in and around the Crewe area, with easy access to universities in Chester, Liverpool and Manchester. This makes it an excellent choice for families buying a new house in the area, or those who may be looking to grow their family in the future.

Property Shop open  
Thursday to Tuesday,  
10am - 5pm

01925 839 504

[propertyshop@seddonhomes.co.uk](mailto:propertyshop@seddonhomes.co.uk)



## Find us

The Pavilions, Sydney Road,  
Crewe, CW1 5LU



CONSUMER  
CODE FOR  
HOME BUILDERS

[www.consumercode.co.uk](http://www.consumercode.co.uk)

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