

FERN LODGE

ASHTON, OL6 8EG

Wiggett Homes is proud to present Fern Lodge,
a stunning development of 32 semi-detached
and mews houses, with 3 or 4 bedrooms.

WIGGETT
• HOMES •

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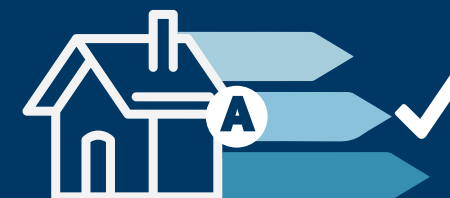
Ideal for commuters, just 2 miles from the M60 and close to Ashton Under Lyne & Stalybridge train station. 2 miles to Ashton Moss Metrolink.

Less than 5 minutes' drive to Stamford Park and Ashton Golf Club.



Average Energy Performance Certificate (EPC)

Rating - A



Exclusive development of **32, 3 & 4 bedroom properties.**



The report '**Watt A Save**' published by the Home Builders Federation (HBF) in July 2023 states that **the average new build homebuyer saves £135 a month** on energy bills, **amounting to more than £1,600 a year**, compared with purchasers of equivalent older properties.


LOW RUNNING COSTS



This saving rises to over £180 per month for purchasers of houses, rather than flats or bungalows, totalling £2,200 a year.

Under 10 mins

to Ashton Moss leisure park with bowling, cinema and restaurants.



A blank canvas to make your own.

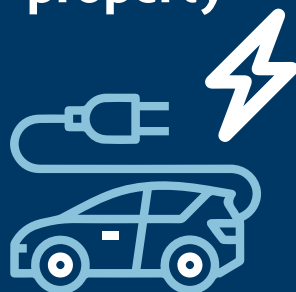


Close to many **Ofsted 'Good' rated primary and secondary schools.**



Each property has 2 parking spaces

An electric vehicle charging point **for every property**



10

10 year NHBC Warranty included.



Superfast broadband

 **Freehold**

Enjoy our **quality specification** as standard.



T: 07977 415 723
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WIGGETTHOMES.CO.UK

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OUT AND ABOUT

Wiggett Homes is proud to present Fern Lodge, a stunning development of 32 semi-detached and mews houses, in a range of styles, with 3 or 4 bedrooms. All of our homes are designed for modern day, family living and have two parking spaces and a garden. A selection of properties have views over Hurst Angling Pond.

Ashton-under-Lyne is a market town with plenty of amenities, including high street shops, entertainment, restaurants, pubs, and bars. There is also an abundance of outside space to enjoy at places such as Stamford Park, Ashton Under Lyne Golf Club and Daisy Nook country park.

Everything you require, such as good schools, supermarkets and convenience stores can be found in the local area. Fern Lodge is ideally located for commuting to Tameside, Oldham and Manchester, with great links to the M60 and M67. Ashton-under-Lyne railway station and the Metrolink are 5 – 10 minutes' drive from the development.

Every Wiggett Home comes complete with a 10-year NHBC warranty, which provides invaluable protection for new homeowners.



FERN LODGE SPECIFICATION

WARRANTY

- 10 year NHBC Buildmark Warranty

ENERGY CONSCIOUS COMFORT

- UPVC double glazed windows
- Gas-fired combi boiler
- Energy efficient lighting
- Compact radiators
- PV panels installed
- Anticipated EPC rating 'A'

GENERAL

- White emulsion painted walls and ceilings
- White gloss painted woodwork
- Quality internal timber doors with stylish handles
- Ample electrical sockets
- Polished chrome finish to sockets to kitchen counter, white plastic sockets and switch faceplates elsewhere. USB charging point to kitchen, lounge and primary bedroom
- TV point to lounge
- Telephone point to lounge

KITCHEN

- Choose from a selection of custom designed kitchen styles and quality work surfaces, please see your Sales Consultant for more details*
- Upstands to worktops
- Kitchen units with soft closers
- Stainless steel 1 1/2 bowl sink
- Fully integrated appliances (washing machine, dishwasher & fridge freezer)
- Single electric oven
- Gas hob
- Glass splashback to hob
- Chrome LED downlights

BATHROOM, EN-SUITE AND CLOAK ROOM

- To family bathroom: Half height tiling to bath area and splash back tiling to sink
- To en-suite: Full height tiling to shower enclosure, splash back tiling to sink
- Tiled splash back to cloak room sink
- White quality sanitaryware throughout
- Chrome towel heaters
- Chrome LED downlights

EXTERNAL

- Landscaped front garden
- Rotovated rear garden
- 1.8m timber fence to rear garden
- Cycle storage shed
- Electric vehicle charging point

SAFETY AND SECURITY

- Intruder alarm
- Multi-point locking systems to front door
- Lockable handles and restrictors (where required)
- Mains powered smoke detectors
- Mains powered carbon monoxide detector to kitchen
- Front exterior light

*Choices and upgrades are only available subject to construction stage of the property. This specification applies to a majority of plots and appliances and is dependent on house type design. Wiggett Homes reserves the right to amend the specification without prior notification. Please check individual plots specification and build stage with your Sales Consultant.

HOME OPTIONS

Once you've reserved your home, we will invite you to a Welcome Meeting. It's here you can discuss all the ways you can personalise your home with your Sales Consultant*.

From kitchen style, colour and finish to bathroom upgrade options, electrical additions and finishing touches. We can help you make every part of your home just right for you.



CUSTOMER SERVICE

We will endeavour to make your home buying experience enjoyable and informative every step of the way. If you have any questions or queries during the sale and purchase of your new home, please contact your Sales Consultant directly.

Wiggett Homes complies with the Consumer Code for Home Builder's Requirements. The Code gives protection and rights to purchasers of new homes and was developed to make the home buying process fairer and more transparent for purchasers.

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

Find out more at:

www.consumercodeforhomebuilders.com

All properties are built in accordance with all relevant planning and building regulations and come complete with an NHBC Buildmark Warranty, which provides protection against any defects or damage covered by the policy for 10 years.



Raising Standards. Protecting Homeowners

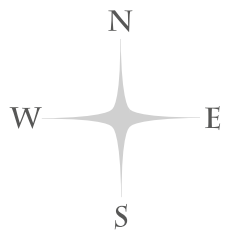


FERN LODGE, ASHTON

 **THE HEATON**
3 BEDROOM HOME

 **THE STAMFORD**
3 BEDROOM HOME

 **THE CALDERDALE**
3 BEDROOM HOME



The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to your Sales Consultant.

NHBC

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

A NAME YOU CAN TRUST

The Wiggett Group was founded in 1979; and since then, has established itself as a family run business with a team of dedicated, long standing staff members.

Wiggett Homes is the private residential development side of the business, providing beautiful homes to a range of people, including first time buyers, families, and down sizers. The sites we develop usually consist of between 10 - 100 homes, and at many sites local, natural

materials are used, to complement their surroundings. We design our developments with a neighbourhood feel in mind, as we know how important placemaking is to help you feel at home from the day you move in.

We strive to create well designed homes, that suit a range of needs, including the evolving lifestyles of the modern homeowner. It is important to us that the fixtures and fittings, craftsmanship and the materials used are always high quality.



WIGGETT

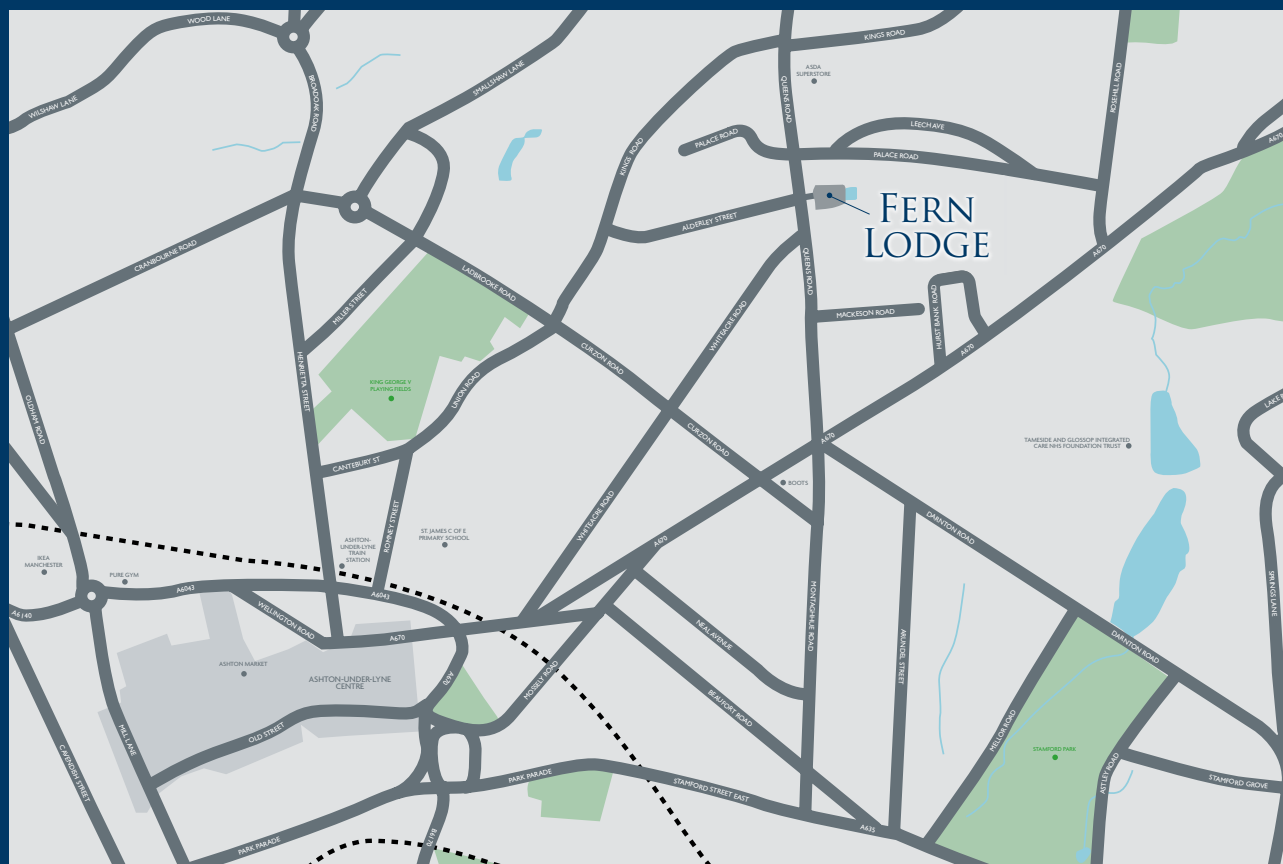
YOUR DESTINATION

Fern Lodge Drive,
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For more information please contact:

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