

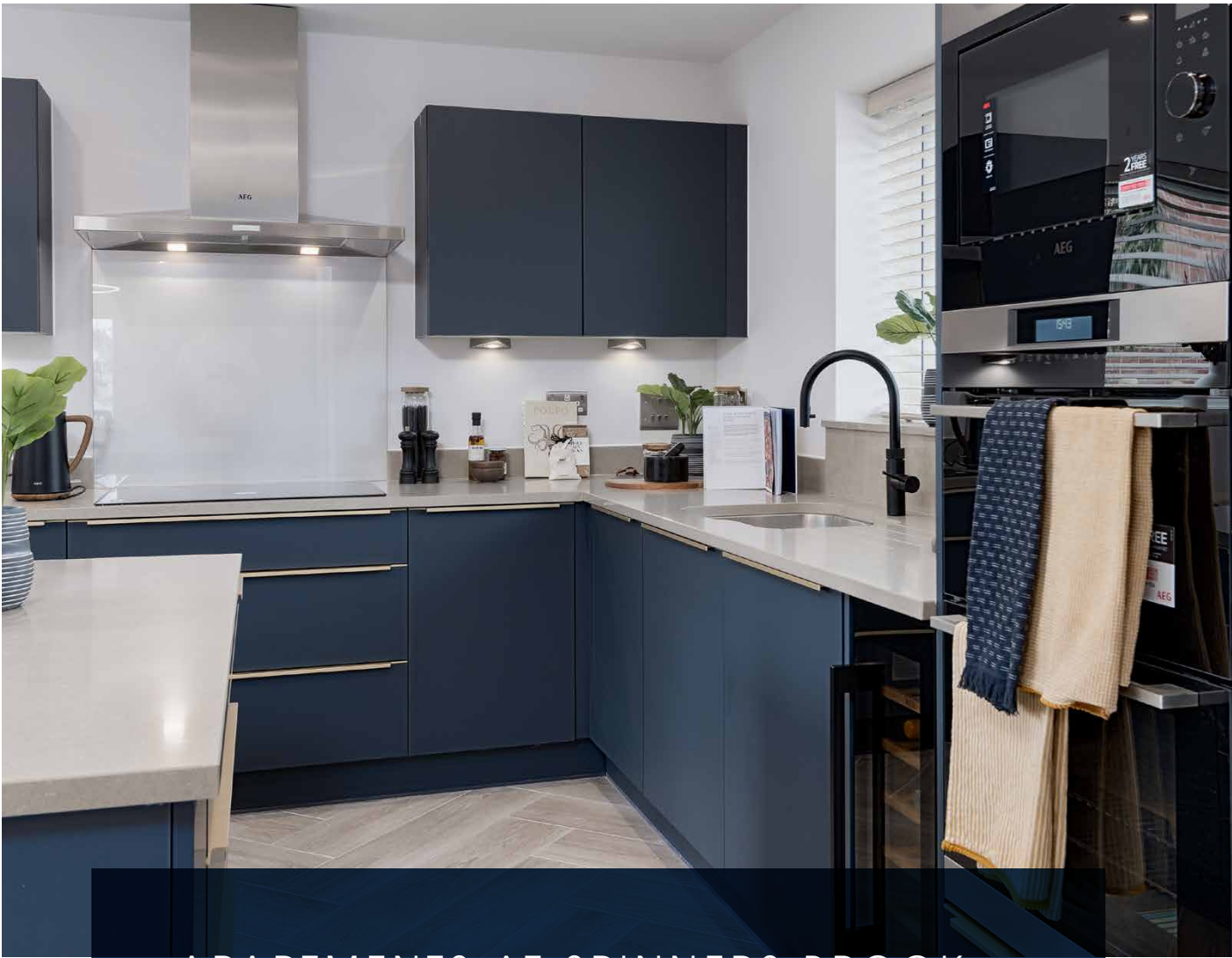


KINGSWOOD
HOMES

Better. All Round.

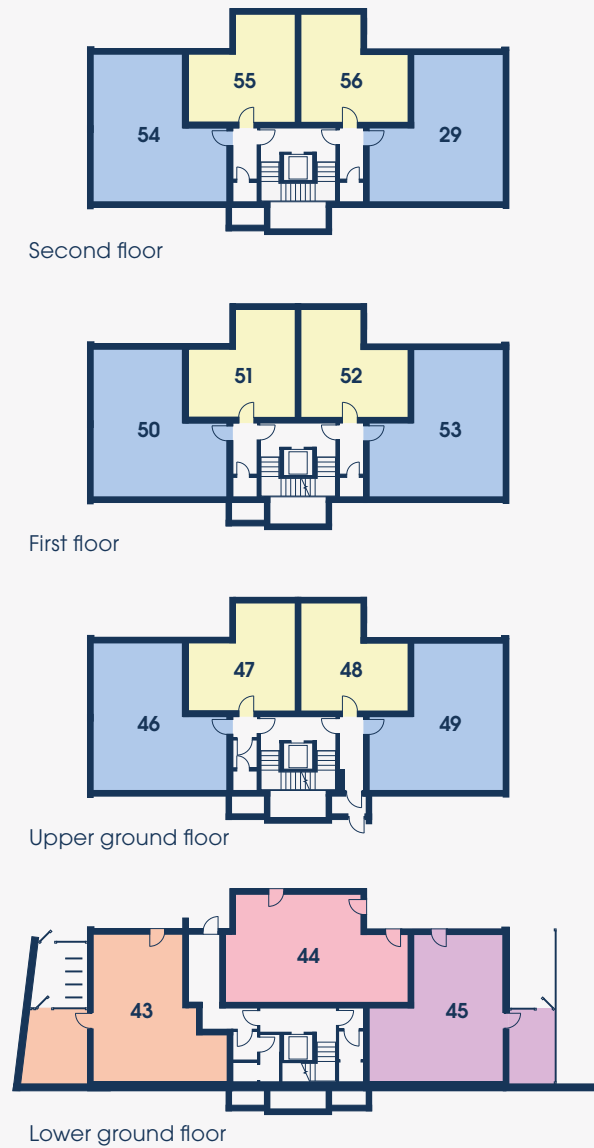
SPINNERS BROOK AT HODDLESDEN 1 & 2 BEDROOM APARTMENTS





APARTMENTS AT SPINNERS BROOK

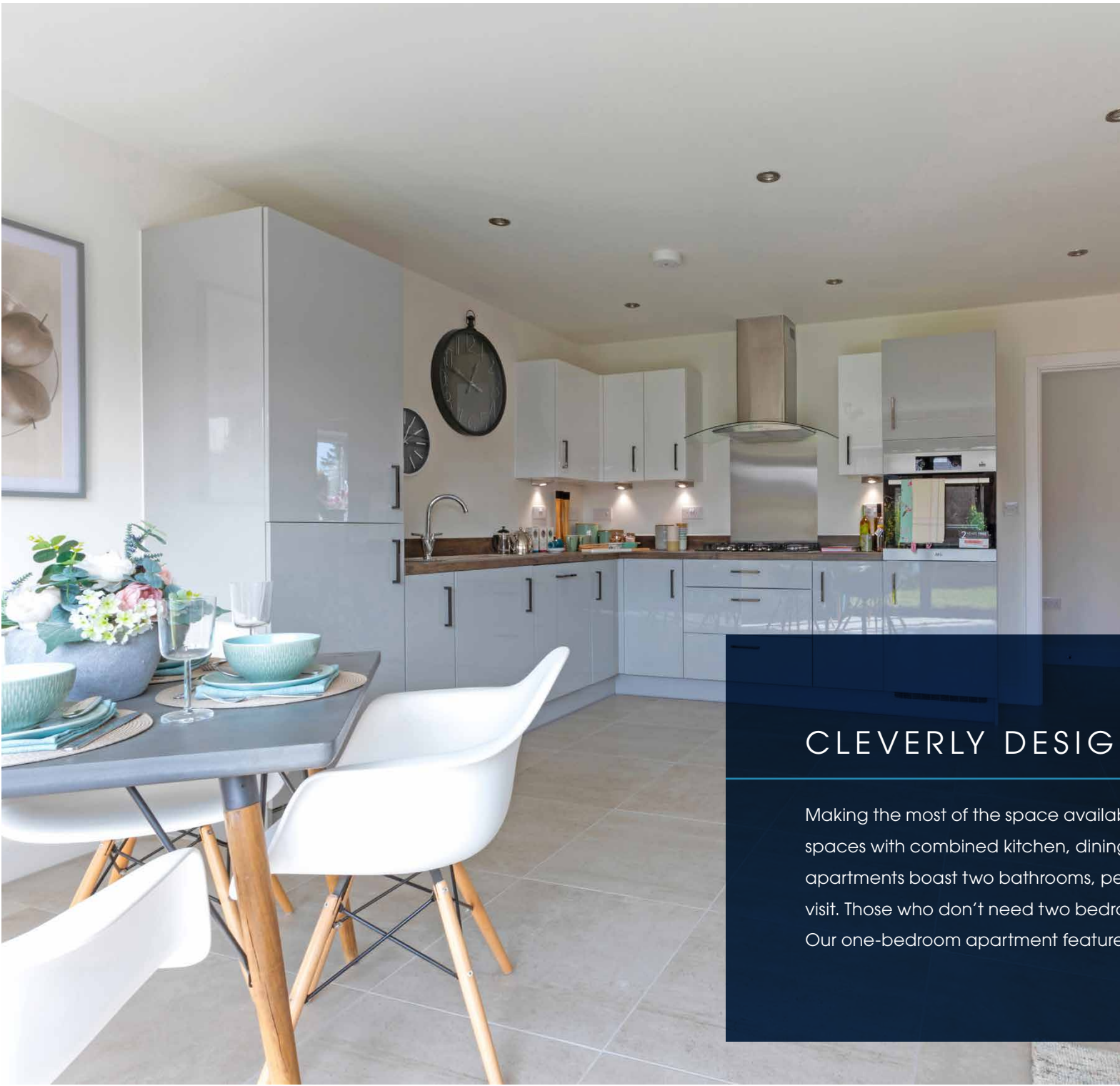
An award winning development benefiting from reservoir and countryside views. These brand new 1 and 2 bedroom apartments off Johnson New Road are built with 5 star build quality and high specification and benefit from amenities within walking distance. Enjoy luxury living at Spinners Brook.



KEY

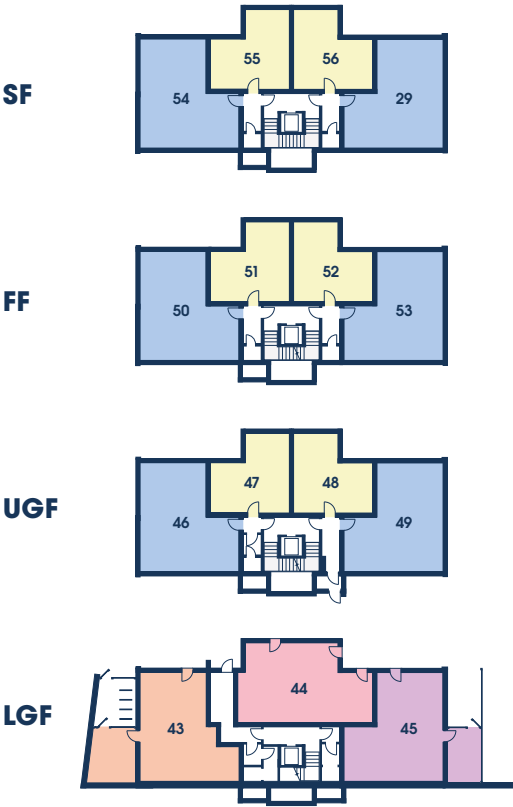
- APARTMENT TYPE 1**
1 BEDROOM
- APARTMENT TYPE 2**
2 BEDROOM
- APARTMENT TYPE 3**
2 BEDROOM
- APARTMENT TYPE 4**
2 BEDROOM
- APARTMENT TYPE 5**
1 BEDROOM



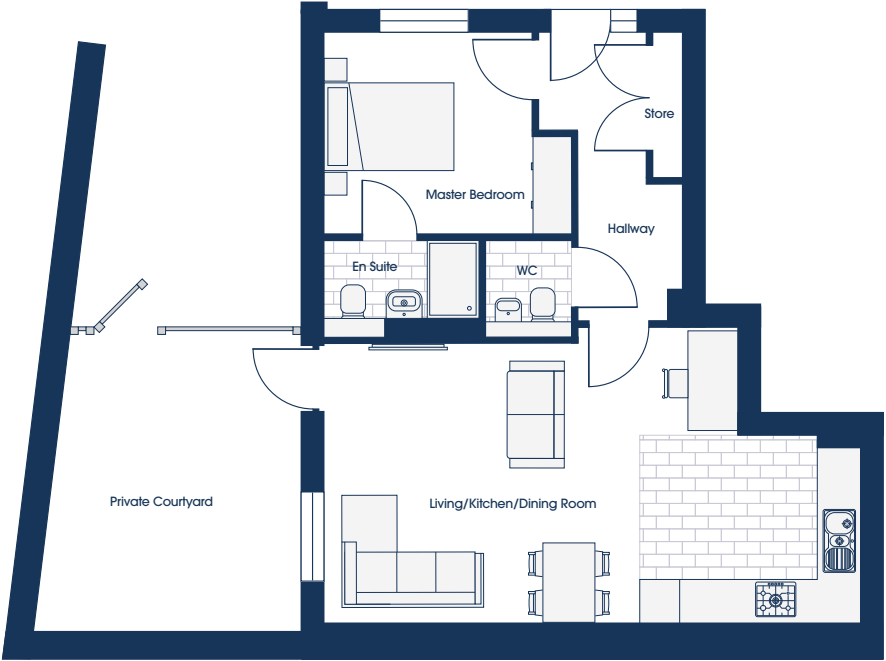


CLEVERLY DESIGNED HOMES

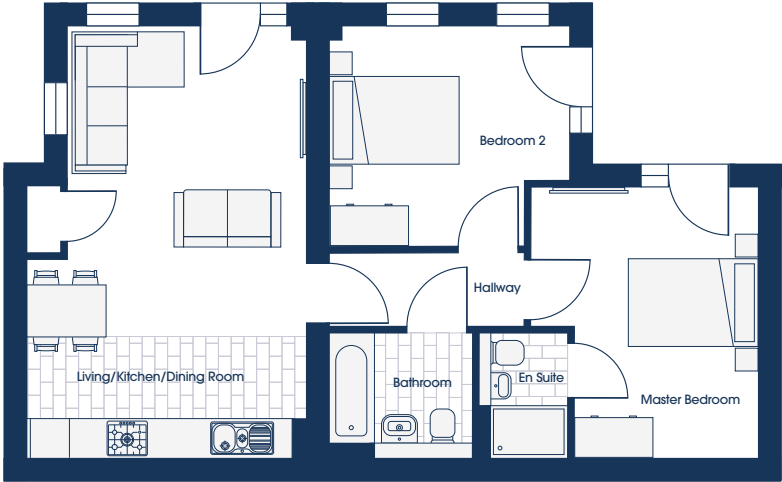
Making the most of the space available, they feature open plan living spaces with combined kitchen, dining and living areas. Two-bedroom apartments boast two bathrooms, perfect for when friends or family visit. Those who don't need two bedrooms could use one as a study. Our one-bedroom apartment feature plenty of storage space.



FLOORPLANS



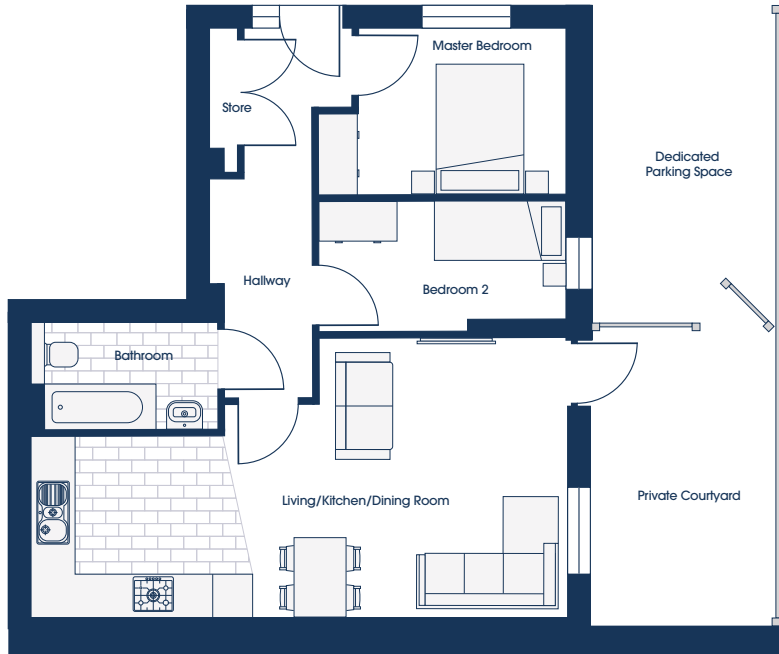
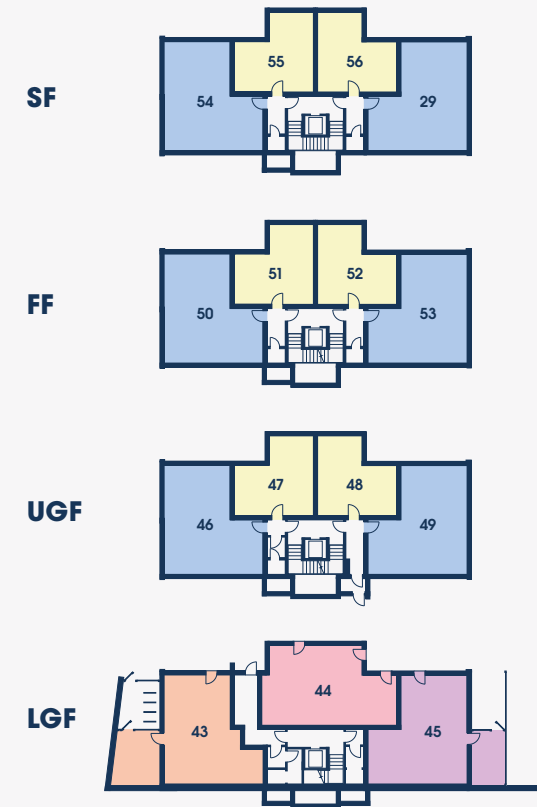
APARTMENT TYPE 1			
PLOT 43 – 59m ² / 635 sq.ft			
Kitchen/Dining/Living	8.24m*x 4.28m*	27'0" x 14'11"	
Master Bedroom	3.82m x 3.09m	12'6" x 10'2"	
En Suite	2.39m x 1.20m	7'10" x 3'11"	
WC	1.34m x 1.49m	4'5" x 4'11"	





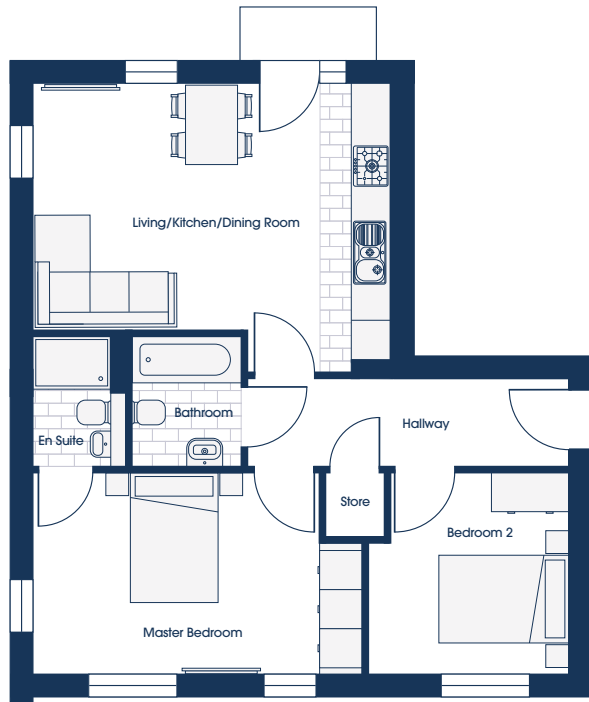
APARTMENT TYPE 2			
PLOT 44 – 66m ² / 710 sq.ft			
Kitchen/Dining/Living	4.32m*x 6.64m*	14'2" x 21'9"	
Master Bedroom	3.51m*x 4.16m*	11'6" x 13'8"	
En Suite	1.38m x 1.70m	4'6" x 5'7"	
Bedroom 2	3.67m*x 3.39m*	12'1" x 11'1"	
Bathroom	2.20m x 1.70m	7'3" x 5'7"	



* maximum dimensions

FLOORPLANS

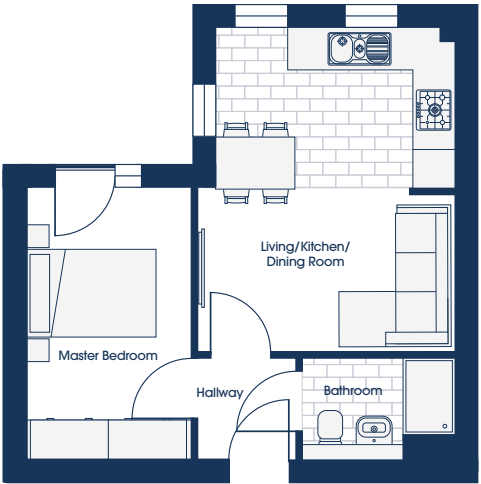




APARTMENT TYPE 3	 2	 1
PLOT 45 – 62m ² / 667 sq.ft		
Kitchen/Dining/Living	8.24m* x 4.28m*	27'0"* x 14'1"*
Master Bedroom	3.82m* x 2.57m*	12'6"* x 8'5"*
Bedroom 2	3.82m x 2.01m	12'6" x 6'7"
Bathroom	2.65m x 1.66m	8'8" x 5'5"



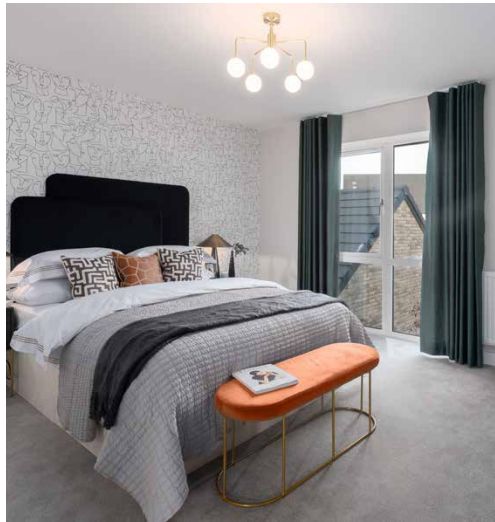
APARTMENT TYPE 4	 2	 2
PLOT 46, 49, 50, 53, 54 & 29 – 62m ² /667 sq.ft		
Kitchen/Dining/Living	5.50m* x 4.43m*	18'0"* x 14'6"*
Master Bedroom	5.05m* x 3.08m*	16'7"* x 10'1"*
En Suite	1.20m x 2.00m	3'11" x 6'7"
Bedroom 2	3.30m x 3.08m	10'10" x 10'1"
Bathroom	1.70m x 2.00m	5'7" x 6'7"

Apartment 46 shown, balcony available on plots 46 & 49 only.
Plots 49, 53 & 29 are handed. Please ask for details.



APARTMENT TYPE 5	 1	 1
PLOT 47, 48, 51, 52, 55 & 56 – 37m ² / 398 sq.ft		
Kitchen/Dining/Living	3.96m* x 4.98m*	13'0"* x 16'4"*
Master Bedroom	2.55m x 4.16m	8'4" x 13'8"
Shower Room	2.35m x 1.34m	7'9" x 4'5"

Apartment 46 shown. Plots 48, 52 & 56 are handed.
Please ask for details.



SPECIFICATION

We take pride in providing a high quality specification as standard in each and every home we build and the apartments at Spinner Brook are no exception. You will have the opportunity to select from a range of options including the finish of your new kitchen and the tiles in your bathroom. There's also the chance to upgrade your choices to even more luxurious fixtures and fittings.



• Standard ▲ Upgrade 6 Granite only

KITCHENS

Quality fitted kitchen with selection of cupboard door fronts	•
Selection of laminate worktops	•
Glass splashback	▲
Selection of granite worktops and associated upstand	▲
4 ring gas hob	•
4 ring induction hob	▲
Integrated stainless steel single electric oven - AEG	•
Cooker Hood	•
Integrated fridge / freezer	•
Integrated dishwasher	•
Undermounted stainless steel sink	6
Chrome sink and drainer	•
Space and plumbing for integrated or freestanding washing machine*	•
Chrome switches & sockets	▲
Selection of floor tiles	•
Floor tiles to extend to full kitchen / dining area	▲
Chrome down lighters	•
Under cabinet lighting	•
Plinth lighting	▲
Wine cooler	▲
Integrated microwave	▲
TV socket on wall	▲
USB socket (1 per kitchen)	▲
Instant hot water tap	▲
Sink macerator	▲

*Washing machine provided by homeowner

GENERAL INTERIOR

Oak internal doors (Choice)	▲
White internal doors (Choice)	•
GRP Composite front doors	•
UPVC rear / patio doors	•
Main gas central heating with white compact radiators	•
White switches / sockets in living rooms and bedrooms	•
White USB sockets to bedrooms 1 and 2 (2 per room)	▲
Choice of floor tile to WC	•
Additional wall / floor tiling (per sq m)	▲
TV sockets to living rooms and bedrooms 1 and 2	•
Selection of carpets (Standard)	▲
Selection of carpets (Upgrade)	▲
Selection of carpets stairs, bedrooms and lounge (Standard)	▲
Selection of carpets stairs, bedrooms and lounge (Upgrade)	▲
Hard wired alarm	▲
USB Sockets (Per)	▲
Chrome sockets throughout	▲
Smart thermostat	•
Ring video doorbell	•
Fitted wardrobes – (Please ask Sales Advisor for a quote)	▲

COMMUNAL

EV chargers	•
Lift accessing all apartments	•

BATHROOMS

Sanitaryware & brassware by Roca

Modern white bathroom suite	•
Stylish chrome taps	•
Concealed cistern	•
Semi pedestal	•
Exafill bath filler	•
Electric shower	•
Chrome heated towel rail	•
Chrome down lights	•
Selection of wall tiles	•
Selection of floor tiles	•
Vanity unit	▲
Additional wall / floor tiling (per sq m)	▲

EN SUITE

Sanitaryware & brassware by Roca

Modern white bathroom suite	•
Stylish chrome taps	•
Concealed cistern	•
Semi pedestal	•
Drencher shower with bodywash attachment	•
Chrome heated towel rail	•
Chrome down lights	•
Selection of wall tiles	•
Selection of floor tiles	•
Vanity unit	▲
Additional wall / floor tiling (per sq m)	▲

ENJOY THE PEACE OF THE COUNTRYSIDE WHILE KEEPING CITY LIVING CLOSE

Spinners Brook is situated in Huddlesden in the Borough of Blackburn with Darwen. It is conveniently located close to the M65, A666 and A6177 making it ideal for commuters.

The development offers stunning views of the West Pennine Moors and keen walkers will be able to enjoy walks aplenty across the rolling hills.

Huddlesden is less than 10 minutes' drive away from the market town of Darwen where there is no shortage of choice when it comes to dining out and finding quality produce including Darwen Market where fresh, locally sourced produce and regional specialities are showcased.



- Located close to major commuting routes – M65, A666 and A6177
- Stunning countryside views of West Pennine Moors
- Lots of amenities within 10 minutes
- Fantastic village of Huddlesden walking distance
- Excellent schools nearby
- Stunning reservoir views

HBF Home Builders Federation
★★★★★
Customer Satisfaction 2025

5 star builder

As you would expect from a smaller developer, our attention to detail and customer care is second to none. We're proud to have been awarded five-stars for customer care by the Home Builders Federation with 97% of our homeowners happy to recommend us. For additional peace of mind, all our new homes come with a 10-year NHBC guarantee.

SPINNERS BROOK APARTMENTS

JOHNSON NEW ROAD, HODDLESDEN, BB3 3NN

"Kingswood filled me with confidence. They are a quality housebuilder, and you can tell each home is built to high standards. I wouldn't hesitate to recommend them"

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Customers should note this illustration is an example of the house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Drawing is not to scale. Homes may be 'handed' (mirror image) versions of the illustrations. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.