

# NOTRE DAME

LOOSELEIGH LANE, PLYMOUTH



# THE LOCATION

The setting of this exclusive development of just six luxury homes in Plymouth is unrivalled. Notre Dame, Looseleigh Lane, offers an intoxicating mix of history and contemporary design, nature and culture.

Britain's 'Ocean City' and the rugged natural beauty of Dartmoor are both close by - combining the attractions of a dynamic coastal city with the natural playground of one of the country's most stunning National Parks.

Derriford Hospital, the Nuffield Hospital, Tamar Science Park and Plymouth University are all within easy reach. The city's three prestigious selective secondary schools - Devonport High School for Girls, Devonport High School for Boys and Plymouth High School for Girls - are less than four miles away. Notre Dame, a Catholic school for girls, is on the doorstep.

For these reasons and many more, Notre Dame is a smart choice for those seeking a contemporary home with flair.











## THE LIFESTYLE

Plymouth, with its exceptional ocean setting, boasts a wealth of attractions including a vibrant theatre with national touring productions. Framed by distinctive post-war architecture, the shopping centre is the largest in the South West, outside of Bristol. For dining culture, head to the waterfront areas. In stylish dockyard and harbourside conversions, you'll find a variety of enticing eateries and exclusive clothing boutiques.

For lovers of the great outdoors, Dartmoor is equally accessible, offering superb opportunities for walking, horse riding, climbing and cycling. There are numerous walks within easy reach, allowing you to explore a range of magnificent landscapes in Devon and - just across the River Tamar - in Cornwall.

The National Trust's Saltram House, where "Sense and Sensibility" was filmed, has 500 acres of parkland to explore. Elsewhere, enjoy breathtaking views of the estuary, coast and wild open moorland, descend into wooded river valleys or discover the area's fascinating industrial archaeology.





If you prefer to keep fit and relax in luxurious surroundings, a wide choice of spas and country clubs are within easy striking distance. Among them, golf and spa facilities at China Fleet Country Club and St. Mellion International Resort; Gaia Spa at listed manor house hotel Boringdon Hall; Ocean Beauty (Nuffield Health) and the Devonshire Health and Racquet Club, which has a pool, sauna, gym and superb facilities for racquet sports. The city also offers world-ranking sporting facilities at the Plymouth Life Centre where Olympic diver Tom Daley trained.

Home to Plymouth Albion rugby team, the city also hosts many showcase sporting and cultural events, including the America's Cup World Series, the British Art Show, the national event for Armed Forces Day, as well as unique home-grown events like the Ocean City Festival and the impressive British Firework Championships, which light up the waterfront every year.











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# INTRODUCING YOUR NEW HOME

Situated in a desirable residential location on the northern fringe of Plymouth, the design and attention to detail at Notre Dame, Looseleigh Lane, sets these stunning modern homes apart from other new builds in the city.

Gated access leads to the private driveways of the six large detached homes, all with generous gardens and double garages. With white-rendered walls and expanses of glass, the houses have a contemporary aesthetic feel inside and out. Floor to ceiling windows in the main rooms make the most of the views, flooding the spacious free-flowing interiors with natural light.

The energy-efficient homes have an exceptionally high standard of design and finish, with subtle differences in detail adding interest while maintaining a coherent overall architecture. The internal lay-out is adaptable, ideal for growing and extended families.

Notre Dame takes its name from its location on the former Convent of the Sisters of Notre Dame. Little remains of the convent today, apart from the old boundary walls which provide an attractive feature. The intimate development site of just under one hectare is also encircled by mature trees, creating a leafy vista and a peaceful ambiance.

# DEVELOPMENT LAYOUT



Development layout is not to scale. Trees and landscaping are illustrative only. Please consult with your sales executive for specific details.



THE LIMES  
HOME 4



5 BEDROOM HOME

Contemporary living in a spacious and flexible detached home, featuring a large open plan kitchen/dining/family room with two sets of bi-fold doors onto the garden and double doors through to a well-proportioned, airy lounge. The generous floor plan allows for a ground floor double bedroom with ensuite and a utility room, giving internal access to a double garage.

There are four further double bedrooms on the first floor, two with ensuites, including the master suite with views across the garden and a walk-in dressing room. All the bedrooms benefit from fitted wardrobes.

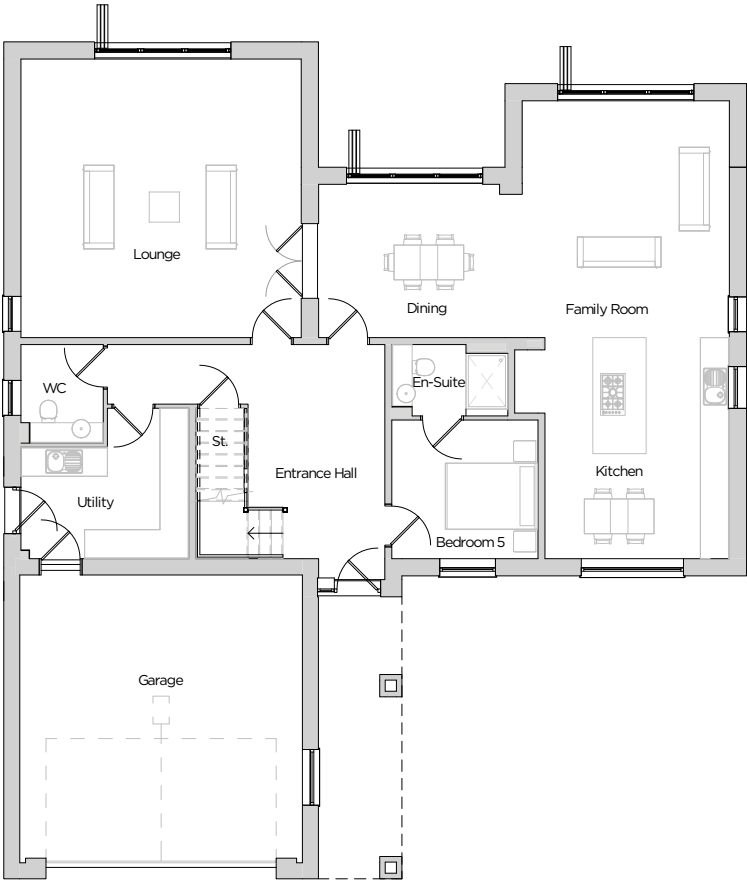
TOTAL INTERNAL AREA 341 sq/m - 3670 sq/ft

GROUND FLOOR (188 sq/m - 2023 sq/ft)

Lounge	6040 x 6000mm
Kitchen/Family Room	9865 x 4465mm max.
Dining	4385 x 3325mm
Bedroom 5	3150 x 2980mm
Garage	6090 x 6100mm

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FIRST FLOOR (153 sq/m - 1647 sq/ft)

Bedroom 1	6065 x 3765mm
Bedroom 2	4010 x 3060mm
Bedroom 3	4460 x 4145mm max.
Bedroom 4	4725 x 3825mm max.



Computer generated images are not to scale. Finishes and materials may vary from those shown and landscaping is illustrative only. All dimensions indicated are approximate and furniture layout is for illustrative purposes only. Homes may be a 'handed' (mirror image) version of the illustrations. See individual plot details for more information.





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# SPECIFICATION

## KITCHENS

Porcelanosa ceramic floor tiles

Integrated Siemens appliances, including: 2 x single ovens, combi microwave oven, coffee machine, 5 zone induction hob , extractor hood, full-height fridge, freezer and dishwasher

Premium fitted kitchen

Island worktop in selected plots with induction hob and electrical point

Silestone worktop and upstand with under-counter stainless steel sink and engraved drainer

LED downlights and feature lighting on extractor hood

Chrome electrical sockets (some with integrated USB points)

Boiling water tap

Wine cooler as an optional extra

## BEDROOMS

Luxury fitted carpets

Walk-in dressing area in selected plots with wall mirror and ceiling downlights

Optional bespoke fit out of walk-in wardrobe areas

Selected sockets with integrated USB points in master bedroom

TV point in master bedroom

TV point in other bedrooms

*We are dedicated to the quality of our craftsmanship, striving to set exceptional standards in finishes and interior design.*



Founders - Mark Edworthy, Paul Scantlebury



## BATHROOMS

Ceramic tiled floors and walls (full-height in master ensuite, half-height in others)

Duravit sanitaryware in WC and master ensuite

Contemporary sanitaryware with chrome fittings and waste

Shaver socket

Fitted mirrors in master ensuite

Chrome heated towel rail in bathroom and master ensuite

Convenient motion sensor lighting to bathroom and master ensuite

Downlights

Steam / shower room as an optional extra in master ensuite

## INTERNAL FINISHES

Underfloor heating throughout ground floor

Other flooring, such as ceramic or porcelain tiles, available as an option

Walls finished in a contemporary colour throughout with white ceilings

Satinwood finish to skirting, architraves and window boards

Oak hand-finished internal doors with chrome ironmongery

Oak and glass feature staircases

Chrome electrical sockets in hall, landing, lounge, dining & kitchen

LED downlights in hall, WC and landing

Wifi boosters

Smart heating system

Gas-fired central heating

Deep skirting with contemporary design finish

Underfloor heating throughout ground floor

Multidata / smart home technology available as an optional extra

Feature LED lighting to staircases, hall and landing

Alarm system

Contemporary gas fire in lounge

Pre-wired for Sky. Exclusive offers available

## ENERGY EFFICIENCY

LED downlights in specified rooms

High levels of insulation throughout

High performance aluminium windows with double glazing

Smart central heating

Energy-efficient integrated appliances

Solar PV available as an optional extra (dependent on time of reservation/build)

Electric car charging point and TESLA storage battery available as an optional extra (dependent on time of reservation/build)

## EXTERNAL

Gated access to all homes with audio visual entry

Freeform block-paved entrance drives

Slate house nameplates

Turfed and planted garden areas

Existing extensive mature landscaping to rear gardens

Timber fences

Raised paved patio areas with balustrade

Front entrance lighting

Electric garage door

Garages with power and lighting

External rear power socket

External tap (to rear)

Mains wired doorbell

Aluminium composite front door with multipoint locking

Keyless entry as an optional extra

High performance windows and doors.

Wide opening bi-fold and french doors to rear

Coloured contemporary render finish with modern slate roofing





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# YOUR DEVELOPER

Burrington Estates has a growing reputation as a leading developer of high-specification, design-led homes. Through our careful attention to detail, innovative use of technology, and sensitive development, we create imaginative residences designed to enhance their stunning coastal, moorland, rural or urban location and tailored to the individual needs of our buyers.

Our philosophy is simple. We are committed to the following four principles in every one of our homes.

**OUTSTANDING CUSTOMER SERVICE:** We are committed to providing a first-class buying experience from your first enquiry until long after you move in.

**DESIRABLE LOCATIONS:** We handpick each location to offer you the best lifestyle balance, whilst making positive contributions to the community.

**INNOVATIVE HOMES:** We are dedicated to creating bespoke, modern, comfortable homes, using design and technology to maximise convenience and enjoyment.

**ATTENTION TO DETAIL:** We are devoted to the quality of our craftsmanship, striving to set exceptional standards in finish and interior design.



Mark Edworthy  
Founder



Paul Scantlebury  
Founder



Raising Standards. Protecting Homeowners



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# CUSTOMER EXPERIENCE

We strive to ensure that every stage of the buying process is as exceptional as your new home.

## 1 RESERVATION CHECKLIST

Upon reservation, your Sales Executive will go through the checklist with you to discuss the specification and floor plans in detail. Your Site Manager is also available to help with any technical queries.

## 2 PERSONALISE YOUR NEW HOME

Your home is a place to express your individuality. Your Sales Executive will explain the options for upgrades and finishes to make it your own and will arrange a time for you to confirm your choices.

## 3 MEET THE SITE MANAGER

Your Sales Executive will arrange for you to meet your Site Manager for a one-to-one update. You will be shown around your reserved home and have chance to discuss any key features of the build and technical details.

## 4 FAMILIARISATION VISIT

Your Sales Executive will arrange an appointment with you to familiarise yourself with your new home approximately two weeks before completion.

## 5 COMPLETION

Following legal completion and payment, your Sales Executive will meet you to hand over the keys to your new home, record meter readings and complete any required paperwork.

## 6 LONG-LASTING AFTERCARE

You will receive a courtesy call 24 hours after moving in, and a personal visit after seven days and 28 days to ensure you are settled in your new home.

## CONCIERGE SERVICE\*

Our Concierge will assist you with the essentials in setting up your new home. This service is provided for one day upon moving into your new home, between the hours of 9am and 5pm.

## WARRANTY

During construction your new home will be independently surveyed by the National House Building Council (NHBC) who issue their 10-year warranty certificate upon completion.

\*Burrington Estates Concierge Service will be provided for one day upon moving into your new home, between the hours of 9am-5pm. This date will be confirmed upon completion.

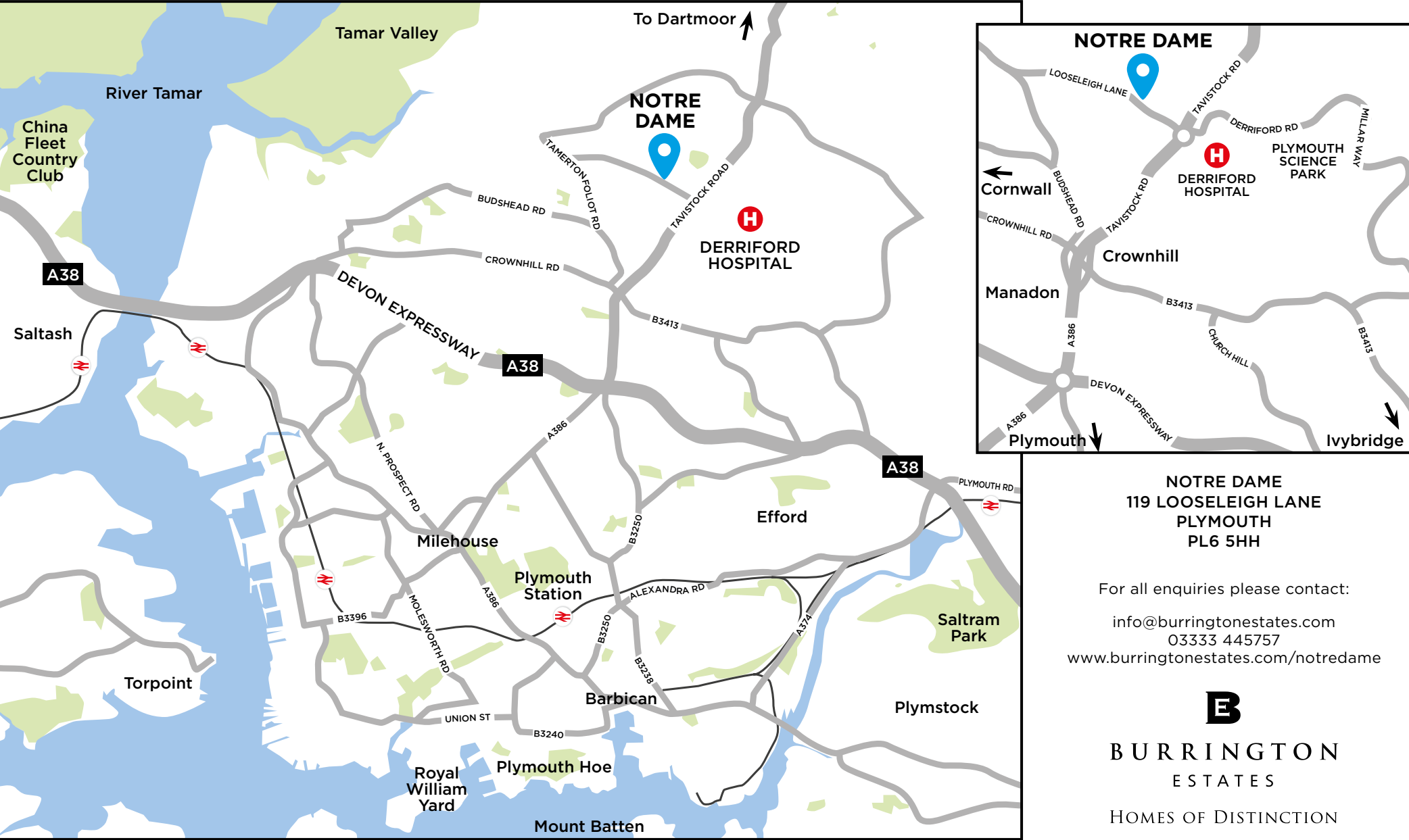




# HOW TO FIND US

From the Exeter direction continue on the A38 and branch left at the Manadon Junction. At the Manadon Junction Roundabout take the fifth exit and merge onto the A386. Continue on the A386 until reaching the Derriford Roundabout and then take the first exit onto Looseleigh Lane. Notre Dame is located on the right hand side opposite from Leatfield Drive.

From the Saltash direction follow the A38 over the Tamar Bridge, continue on the A38 and branch left at the Manadon Junction. At the Manadon Junction Roundabout take the second exit, merging onto the A382. Continue onto the A386 until reaching the Derriford Roundabout and then take the first exit onto Looseleigh Lane. Notre Dame is located on the right hand side opposite from Leatfield Drive.



**NOTRE DAME**  
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The developer reserves the right to make alterations to the specification and elevational treatments without prior notice. These details act as guidance only and do not form any part of a warranty or guarantee. All dimensions indicated are approximate and plans are not shown to scale.





BURRINGTON  
ESTATES

HOMES OF DISTINCTION