



Luke Miller & Associates
ESTATE AGENTS LETTINGS AGENTS FINANCE

Associates

**LAST TWO PLOTS
REMAINING!**



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MORE INFORMATION



ixty Way, Thirsk, YO7 1SF
Guide £774,999

Last two homes remaining at Paddock Gardens, an exclusive development of just five detached houses in Thirsk. Built by Rouse Homes and presented by Luke Miller & Associates, these four and five-bedroom properties offer generous living space, high-quality finishes, and the benefit of a sought-after location. With three homes already sold, these final plots present a rare chance to secure a brand-new property in one of Thirsk's most desirable settings.



Stylish Kitchen

Symphony fully fitted kitchen in a choice of ranges with premium solid backed cabinets which include soft-close hinges to doors and drawers
Choice of 20mm Silestone worktops with matching upstands & splashback to hob
Kitchen Island with flip up socket & overhang for extra seating
Integrated AEG appliances including double oven, microwave, dishwasher and full separate fridge & freezer
A range of storage solutions including pull out larder unit & pull-out bin
Satin chrome LED downlights
Brushed chrome finish to electrical accessories
Integrated under counter wine cooler
Utility
Base units to match kitchen
Silestone worktops & upstands
Undermount composite sink
Fitted electrical and plumbing points for washing machine & tumble dryer

Bathroom & Ensuite

Porcelanosa wall tiles half height to all walls(Full height to shower walls)
Porcelanosa floor tiles throughout
Ideal Standard floating vanity unit & basin
Chrome towel radiators
Low profile shower cubicles with frameless door, rainfall shower head and handset wand
Contemporary white sanitary ware

Interior Rooms

Oak style internal doors and half-glazed door to kitchen
A range of contemporary door handles
Extra high ceilings throughout
Oak handrail and newel post to staircase
Urbano by Symphony fitted wardrobe to master bedroom with glide sliding doors
Electrical Fittings and Home Entertainment
Master media point to lounge including coax TV aerial, BT phone point, SKY satellite points & 2x CAT6 cables for hard wired internet
Secondary media points to living area & bedroom 1 including coax TV aerial & 1x CAT6 for hard wired internet
Double external double socket

Mode 3 Type 2 electric car charging port
Power and light to garage
Heating & Insulation
Underfloor heating to ground floor
Air source heat pump & hot water cylinder
Chrome ladder radiators to bathroom & en-suites
Programmable room thermostats for each zone of the house
Cavity wall/ loft insulation to meet building regulations

External Finish

Anthracite composite front door
Anthracite aluminium bi-fold/patio doors
High performance double glazed white PVCU windows with white fittings & locks
Automated electric garage door
Turf to front and rear garden
Full width patio to rear of property
2m closeboarded plot division fence
Block paved driveway
Hot and cold feed outdoor tap

Security and Peace of mind

Composite front/side doors with high security ironmongery, multi-point locking system and cylinder
Perimeter lighting with dusk to dawn PIR facility
LED security floodlight above bi-fold/French doors with dusk to dawn PIR facility
Smoke, heat & carbon monoxide alarms
Security alarm with PIR sensors protecting all external entrances and garage

Please Note

NOTE:

There are also a range of optional extras which can be purchased subject to build stage. These extras and their costs can be found on the Rouse Homes Customer Extras List.

All information correct at time of update. As part of our policy of continuous product development, Rouse Homes reserve the right to modify or alter the specification to a similar or improved specification. This information is for general guidance only and does not form part of a contract. UPDATED 09/03/2021.

Customers own tradesmen / equipment will not be permitted in the plot prior to legal completion.

Disclaimer

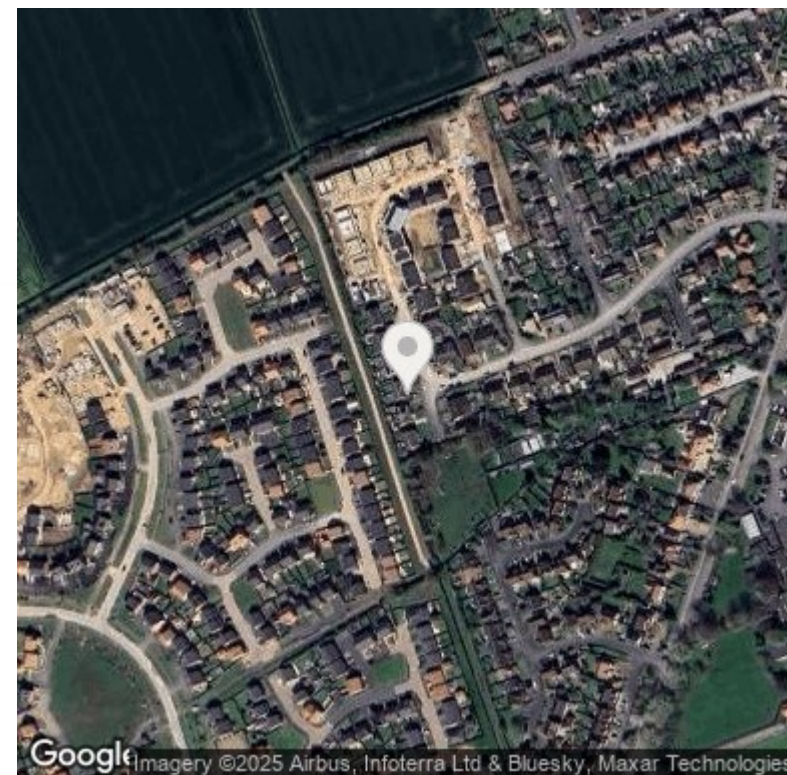
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GROUND FLOOR	WIDTH (MAX)		DEPTH (MAX)	
LOUNGE	3.6M	11'8"	5.8M	19'2"
SNUG	3.5M	11'5"	3.1M	10'2"
KITCHEN / LIVING	10.6M	34'8"	4.3M	14'1"
DINING	3.1M	10'2"	2.4M	7'9"
W/C	1.2M	4'0"	1.8M	5'9"
UTILITY	3.3M	10'8"	1.8M	5'9"



FIRST FLOOR	WIDTH (MAX)		DEPTH (MAX)	
BED 1	3.6M	11'8"	6.1M	20'1"
EN-SUITE	1.5M	4'9"	2.5M	8'2"
BED 2	3.5M	11'5"	5.1M	16'7"
EN-SUITE	1.5M	4'9"	2.9M	9'5"
BED 3	3.2M	10'5"	4.3M	14'1"
BED 4	3.6M	11'8"	3.3M	10'8"
BED 5/STUDY	3.5M	11'5"	3.3M	10'8"
BATHROOM	3.3M	10'8"	2.1M	6'9"
STORE	1.9M	6'2"	0.9M	4'0"