



Crabtree Park

Your new home

Welcome

Crabtree Park is an exclusive collection of 14 beautifully designed three and four bedroom detached homes on Norbury Close, Sheffield.

Combining contemporary design, high quality finishes and energy efficient modern living, each home has been thoughtfully created with space, style and everyday family life in mind, complemented by private parking and excellent access to local amenities, transport links and Sheffield city centre.

Please note: CGI images used throughout this brochure are for illustrative purposes only and are intended to provide an impression of the proposed accommodation. They should not be taken as an exact representation of the finished property, specification, layout, furnishings or finishes.

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Introduction

Site Plan

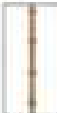
Specifications

Floor Plans



Crabtree Road New Build Homes

KEY

- | | | | |
|---|---------------------------|---|---|
|  | Site Boundary |  | Subo Paving |
|  | Existing Trees Retained |  | Tarmac Road |
|  | Trees to be Removed |  | Block Paving |
|  | Extra Heavy Standard Tree |  | 0.9m high railings |
|  | Grass |  | 1.8m high close boarded fence |
|  | Native Shrubs |  | Brick piers with infill timber fencing panels |
|  | Ornamental Shrubs |  | Bird Box (3nos.) |
|  | Hedge |  | Bat Box (3nos.) |



Scale 1:500
0 5 10 15 20 25 [m]



The Ashford

(Plots 5, 8, 9, 10 - Type AH)

6 Norbury Close

(Plot 9 - £450,000)

4 Bedroom

3 Bathroom

1,322 sq ft*

Guide Price:

£450,000 - £485,000

Property Type:

3 Storey Detached house

A beautifully designed four bedroom, three bathroom detached family home, built to an exceptional specification by renowned local builders Sandal Construction.

The property features a reception hall, cloakroom, through lounge with French windows to terrace and garden, separate dining room, living kitchen area with a bespoke range of units and appliances and adjacent dining area. First floor master bedroom with luxury en-suite shower room, double bedroom two and luxury family bathroom. Second floor double bedroom three, double bedroom four and luxury shower room.

Further highlights include architectural and feature lighting, very high insulation spec and solar panels, bespoke fitted furniture to all bedrooms, landscaped front and rear gardens, driveway parking and garage. 10 year NHBC warranty and impressive predicted SAP rating of 97 (Band A).



The Hawthorne (Plots 2, 3, 4 - Type B)

12 Norbury Close
(Plot 3 - £365,000)

3 Bedroom

2 Bathroom

1,209 sq ft*

Guide Price:

£365,000 -£380,000

Property Type:

Detached Dormer Bungalow

A beautifully designed three double bedroom, two bathroom detached dormer bungalow, built to an exceptional specification by renowned local builders Sandal Construction.

The property features a reception hall, utility / store, dining kitchen area with bespoke range of built in appliances, adjacent dining area leading to sitting area, French windows leading out into the garden room / conservatory, bedroom one, bathroom with full suite. First floor two double bedrooms, bathroom with full suite.

Further highlights include architectural and feature lighting, very high insulation spec and solar panels, bespoke fitted furniture to all bedrooms, landscaped front and rear gardens, driveway parking.. Number 11 and 13 with a garage also. 10 year NHBC warranty and impressive predicted SAP rating of 97 (Band A).



The Alder

(Plots 6 & 7 - Type A)

8 and 9 Norbury Close

(Plots 6 & 7 - £450,000)

4 Bedroom

3 Bathroom

1,322 sq ft*

Guide Price:

£450,000

Property Type:

3 Storey Detached House

A beautifully designed four bedroom, three bathroom detached family home, built to an exceptional specification by renowned local builders Sandal Construction.

The property features a reception hall, cloakroom, through lounge with French windows to terrace and garden, separate dining room, living kitchen area with a bespoke range of units and appliances and adjacent dining area. First floor master bedroom with luxury en-suite shower room, double bedroom two with luxury family bathroom. Second floor double bedroom three, double bedroom four and luxury shower room.

Further highlights include architectural and feature lighting, very high insulation spec and solar panels, bespoke fitted furniture to all bedrooms, landscaped front and rear gardens, driveway parking and garage. 10 year NHBC warranty and impressive predicted SAP rating of 97 (Band A).



The Wren

(Plot 1 - Type F)

14 Norbury Close

(Plot 1 - £360,000)

3 Bedroom

2 Bathroom

1,020 sq ft*

Guide Price:

£360,0000

Property Type: Detached dormer bungalow

A beautifully designed three double bedroom, two bathroom detached dormer bungalow, built to an exceptional specification by renowned local builders Sandal Construction.

The property features a reception hall, sitting room with French windows leading out onto terrace and garden, dining kitchen with range of integrated appliances, utility room, double bedroom and luxury shower room. First floor two further double bedrooms and luxury bathroom with full suite.

Further highlights include architectural and feature lighting, very high insulation spec and solar panels, built in furniture to all bedrooms, landscaped front and rear gardens, driveway parking and open car port. 10 year NHBC warranty and impressive predicted SAP rating of 97 (Band A).



The Rowan

(Plot 11 - Type C)

4 Norbury Close

(Plot 11 - £395,000)

3 Bedroom

2 Bathroom

1,177 sq ft*

Guide Price:

£395,000

Property Type:

Detached Dormer Bungalow

A beautifully designed three double bedroom, two bathroom detached dormer bungalow, built to an exceptional specification by renowned local builders Sandal Construction.

The property features a reception hall, utility / store, lounge, dining kitchen with bespoke range of units and appliances appliances, double doors opening onto a garden room / conservatory, Master bedroom, shower room with full suite. First floor double bedroom two, double bedroom three, bathroom with full suite.

Further highlights include architectural and feature lighting, very high insulation spec and solar panels, bespoke fitted furniture to all bedrooms, landscaped front and rear gardens, driveway parking and garage. 10 year NHBC warranty and impressive predicted SAP rating of 97 (Band A).



The Kensington (Plots 12 & 13 - Type D)

2 & 3 Norbury Close

(BOTH PLOTS SOLD SUBJECT TO CONTRACT)

4 Bedroom 2 Bathroom 1,248 sq ft*

Guide Price: £450,000 -£485,000

Property Type: Detached

SOLD SUBJECT TO CONTRACT

A beautifully designed 4 bedroom detached house with exceptional landscaping. Sandal Cottage is a modern property with a high specification of finishes and fixtures.

The property is set on a plot of 1,248 sq ft and features a large front garden with a driveway leading onto the front garden. The property is finished to a high standard and bespoke

architectural and feature throughout. The property has a large rear garden, driveway and an attached garage, alongside the property. The property is offered with a 10 year NHBC warranty and impressive landscaping of 97 (Band A).



The Beaumont

(Plot 14 - Type E)

1 Norbury Close

(Plot 14 - £495,000)

4 Bedroom

2 Bathroom

1,361 sq ft*

Guide Price:

£495,000

Property Type:

Detached

A beautifully designed four bedroom, three bathroom detached family home, built to an exceptional specification by renowned local builders Sandal Construction.

The property features a reception hall, cloakroom, through lounge with French windows to terrace and garden, large open plan living kitchen area with a bespoke range of units and appliances and adjacent dining area. First floor master bedroom with luxury en-suite shower room, double bedroom two with luxury family bathroom. Second floor double bedroom three, double bedroom four and luxury shower room.

Further highlights include architectural and feature lighting, very high insulation spec and solar panels, bespoke fitted furniture to all bedrooms, landscaped front and rear gardens, driveway parking and garage. 10 year NHBC warranty and impressive predicted SAP rating of 97 (Band A).





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LAND AND NEW HOMES