

HERITAGE
- REDROW -

HAZEL PARK

STEVENAGE





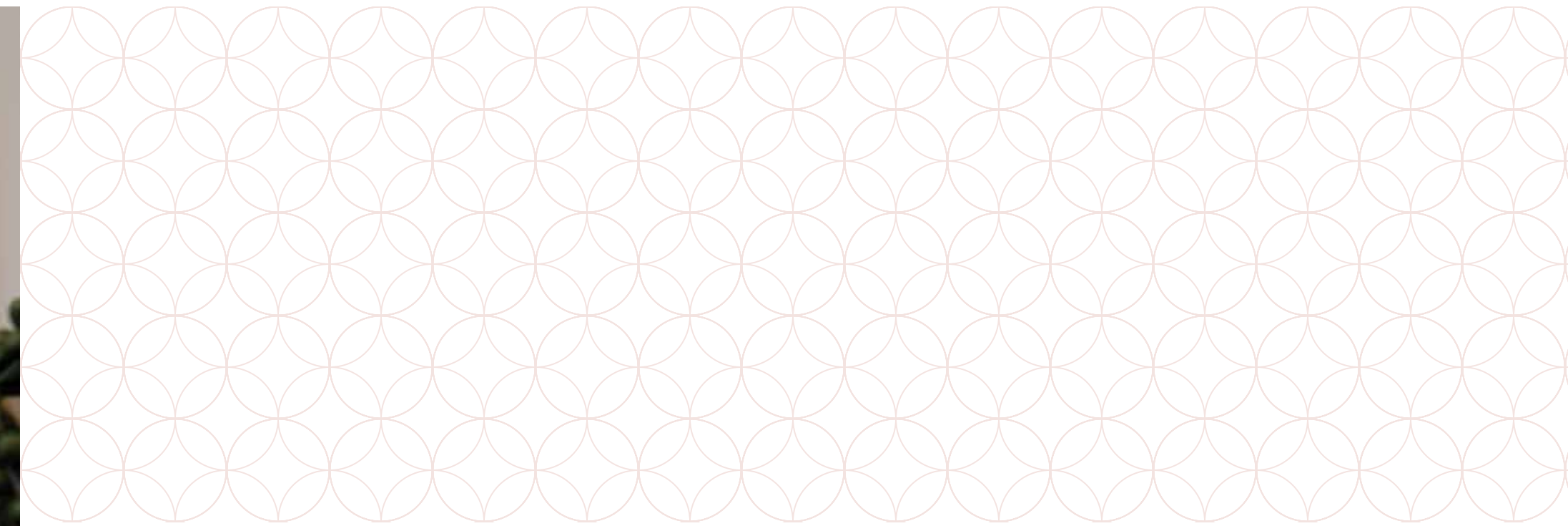
WELCOME TO HAZEL PARK



A COLLECTION OF 2, 3, 4 AND 5 BEDROOM HOMES IN THE VIBRANT TOWN OF STEVENAGE

Stylish and intricately designed houses set on the edges of a thriving and up-and-coming town, within easy reach of picturesque parkland and open green spaces but also a stone's throw from London and everything it has to offer. Heritage Collection homes that blend the artistry and refinement of the Arts and Crafts movement with the contemporary touches expected of modern housebuilding. Fantastic travel links by road and rail, and an excellent selection of schools for all ages close by. Hazel Park truly offers a standard of living to aspire to.





AN INSPIRED **NEW HOME**

Explore what makes this
Heritage collection so unique

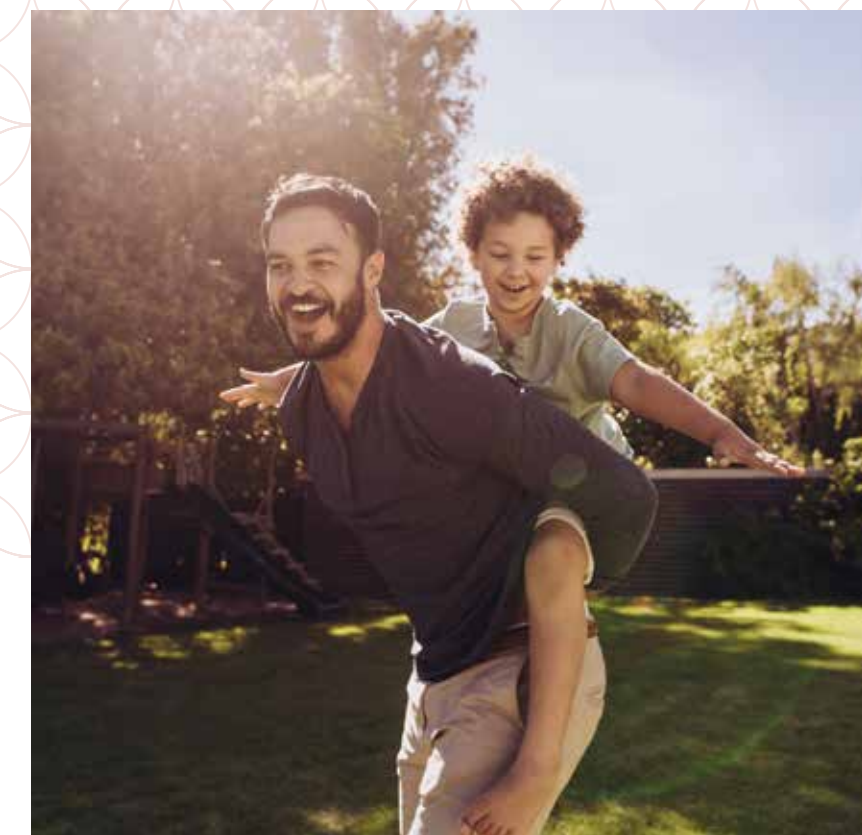
We're dedicated to designing and building homes with character that people are proud to live in. Inspired by the past but designed for the future, this collection offers the best of both worlds.

WHAT MAKES THIS COLLECTION SO UNIQUE?

Our aim has always been to build homes of the highest quality, reflecting the craftsmanship and details associated with the Arts and Crafts movement. It's this combined with the modern, high end interiors we pride ourselves on that makes this award winning collection so enviable.

Every inch of our homes has been carefully considered, from features such as traditional porches supported by timber posts with gallows brackets to brick plinths that run around the property. These features add grandeur and depth to the front of the home and provide anchoring effect.





ENJOY THE AREA

Whether you're shopping for everyday essentials or seeking a more all-encompassing bout of retail therapy, you'll be well catered for at Hazel Park. You'll find a Tesco Express convenience store and Sainsbury's supermarket just 5 minutes away in the car, with Stevenage's Asda Supercentre around a 9 minute drive from home. For a more comprehensive shopping experience, Stevenage town centre is around 10 minutes away by road, and has an excellent choice of stores, whether you're visiting the Westgate Shopping Centre or Roaring Meg or Monkswood retail parks.

Those who enjoy wining and dining will be pleased to find the local area's pub and restaurant scene to be as vibrant as its shopping one. You'll find a good selection of popular chain restaurants in town, including Frankie & Benny's, Ask, Prezzo and Nando's. Independent restaurants include Indian eatery Nirvana, the Old Town Chinese Restaurant and popular gastropub The Crown.



ENJOY AN ACTIVE LIFESTYLE

Hazel Park's semi-rural setting makes it ideal for leisure and recreation, and sports fans will be especially pleased with the diversity of the local scene. Golfers can enjoy a round or two at Stevenage and Knebworth golf clubs, while Stevenage Leisure Centre offers a variety of fitness facilities, including a gym, sports hall and squash courts.

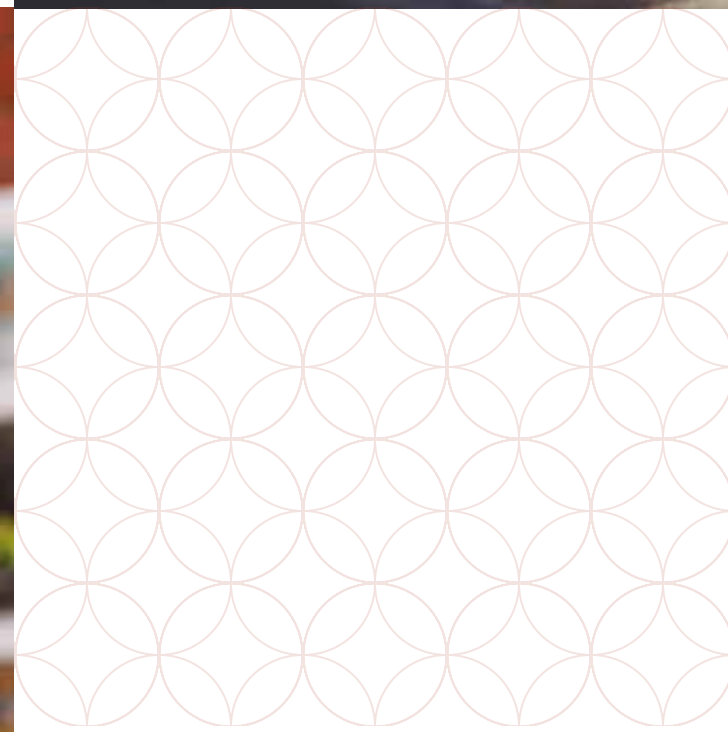
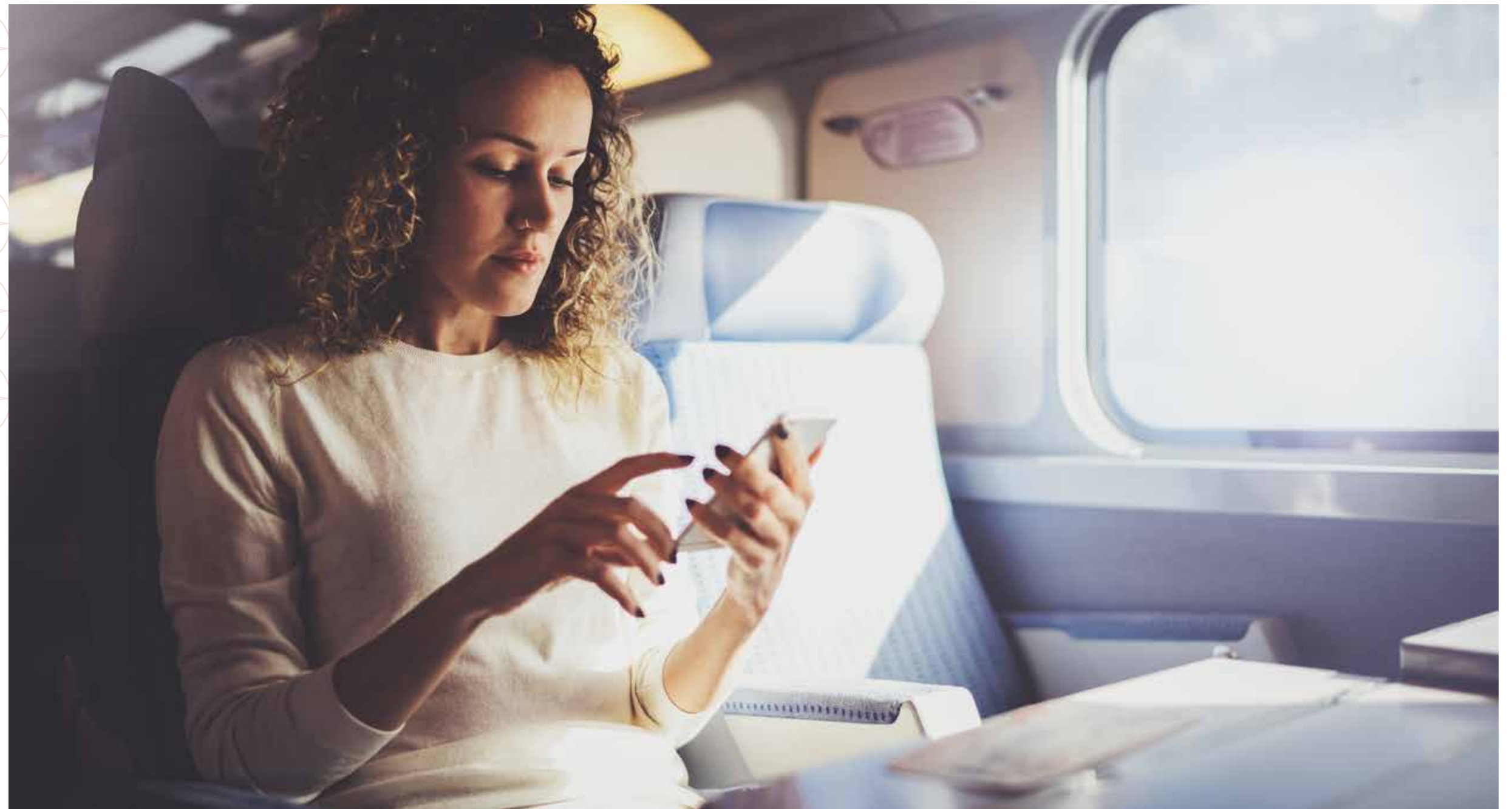
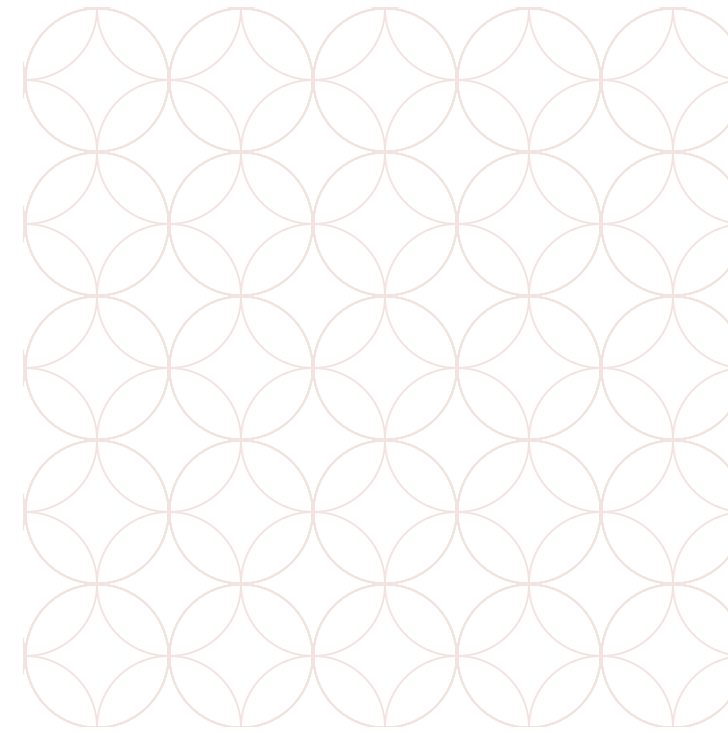
For family days out, Knebworth House is just 15 minutes away by road and is well worth a visit. This magnificent house dates back to Tudor times, with ornate interiors and a spectacular exterior, while the beautiful gardens stretch over some 28 acres and include a maze, colourful borders and fine trees. The wilderness area will be ideal for youngsters, with a bird song sound box, garden sculptures and a bug-themed chair. The popular dinosaur trail also features 72 life-size prehistoric models, information boards and the opportunity to create dinosaur roars too. The 250-acre Knebworth Park is also perfect for picnics, walks and ball games, while the adventure playground has slides, swings and climbing equipment too.

Film fans, meanwhile, can catch all the latest blockbusters at Stevenage's Cineworld cinema.

OPPORTUNITIES FOR LEARNING

Parents will be pleased to find a good range of schools nearby. Shephalbury Park and Camps Hill primary schools are both within a 10-minute drive, while Round Diamond and Aston St Mary's primaries are both within 2 miles and both rated 'Outstanding' by Ofsted.

For older students, Lonsdale and Marriotts schools are both rated 'Good'. North Hertfordshire College is near the town centre and offers a variety of further education courses, and for higher education, the University of Hertfordshire is around 20 minutes away in Hatfield and comes highly recommended.



GETTING AROUND

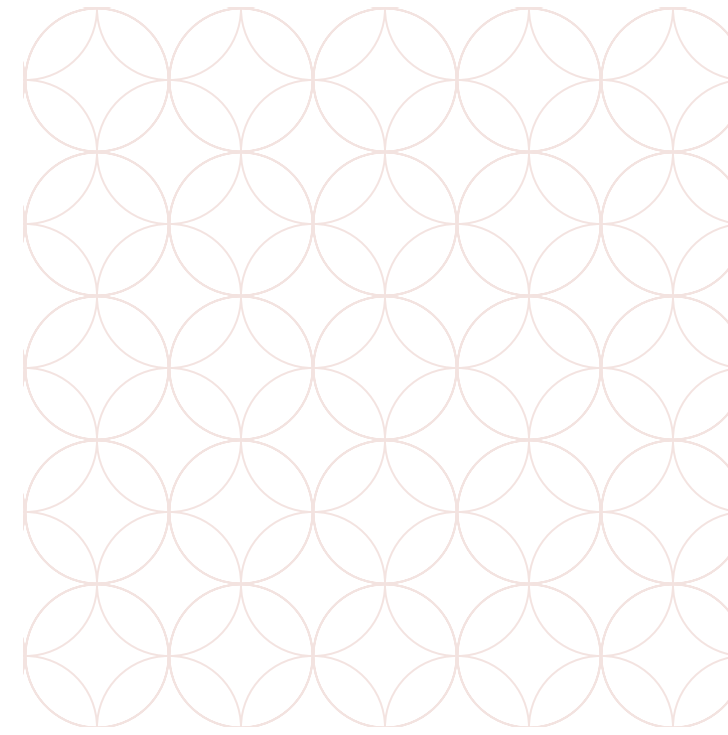
Hazel Park is well located for travel by both road and rail. Junction 7 of the A1(M) trunk road is just 10 minutes away for journeys to Central London (1 hour and 20 minutes), while Milton Keynes is around an hour away via the M1 motorway, and Cambridge about the same journey time via the A10.

Stevenage Railway Station, around three miles from Hazel Park, will take you directly to London King's Cross in 27 minutes, and offers local stopping services to Cambridge (37 minutes), Peterborough (52 minutes) and Brighton (1 hour and 45 minutes).

For international travel, London Luton Airport is just 31 minutes away and London Stansted Airport 41 minutes, with both offering flights around the globe.

WE PUT MORE IN

At Redrow we work hard to contribute to the existing facilities and create new ones, to dovetail our development into the local community. Below are some of the community benefits installed at **Hazel Park**.



SO YOU GET MORE OUT

- Public Green Open Space and Play Area
- Cycleways & Footpaths
- Affordable Housing

EXPLORE HAZEL PARK MASTERPLAN



KEY

 BROMSGROVE 1 BEDROOM MAISONETTE HOME	 STRATFORD LIFESTYLE 3 BEDROOM DETACHED HOME
 TRENT 2 BEDROOM MID TERRACED HOME	 KENSINGTON 3 BEDROOM SEMI-DETACHED HOME
 TRENT 2 BEDROOM END TERRACED HOME	 WINDSOR 3 BEDROOM DETACHED HOME
 TAVVY 2 BEDROOM MID TERRACED HOME	 CHESTER 3 BEDROOM DETACHED HOME
 TAVVY 2 BEDROOM END TERRACED HOME	 TWEED 4 BEDROOM SEMI-DETACHED HOME
 DART 3 BEDROOM MID TERRACED HOME	 HARROGATE 4 BEDROOM DETACHED HOME
 DART 3 BEDROOM END TERRACED HOME	 HARLECH 4 BEDROOM DETACHED HOME
 DART 3 BEDROOM END TERRACED HOME	 OVERTON 4 BEDROOM DETACHED HOME
 LETCHWORTH 3 BEDROOM SEMI-DETACHED HOME	 HENLEY 4 BEDROOM DETACHED HOME
 LINCOLN 3 BEDROOM SEMI-DETACHED HOME	 RICHMOND 4 BEDROOM DETACHED HOME
 AMBERLEY 3 BEDROOM DETACHED HOME	 LEDSHAM 4 BEDROOM DETACHED HOME
 OXFORD LIFESTYLE 3 BEDROOM DETACHED HOME	 HAZEL 5 BEDROOM DETACHED HOME
 LEAMINGTON LIFESTYLE 3 BEDROOM DETACHED HOME	 HAMPSTEAD 5 BEDROOM DETACHED HOME
 HARROGATE LIFESTYLE 3 BEDROOM DETACHED HOME	

AFFORDABLE HOUSING

-  - Shared Ownership
-  - Affordable Rent

- V** - Visitor Parking
- U** - Unassigned Parking
- BCP** - Bin Collection Point
- LEAP** - Local Equipped Area of Play
- S/S** - Sub Station

- P/S** - Pumping Station
-  - Apartments
-  - Block Paving

Future phases are awaiting detailed planning consent, and are therefore subject to change.

This plan is indicative and is intended for guidance only and does not form part of any contract or agreement, nor does it show ownership boundaries, easements or wayleaves and is subject to change. For specific details, other than general site layout, please liaise directly with our Sales Consultant.



EXPLORE HAZEL PARK PHASE 1



KEY

	LETCWORTH 3 BEDROOM SEMI-DETACHED HOME		HARROGATE 4 BEDROOM DETACHED HOME
	STRATFORD LIFESTYLE 3 BEDROOM SEMI-DETACHED HOME		HENLEY 4 BEDROOM DETACHED HOME
	OXFORD LIFESTYLE 3 BEDROOM DETACHED HOME		HAMPSTEAD 4 BEDROOM DETACHED HOME
	LEAMINGTON LIFESTYLE 3 BEDROOM DETACHED HOME		RICHMOND 4 BEDROOM DETACHED HOME
	CHESTER 4 BEDROOM DETACHED HOME		AFFORDABLE HOUSING

Affordable Housing:
Twee - 186, 187, 188 & 189
Dart - 190, 191, 192, 193, 194, 195, 196, 197, 198 & 199

V - Visitor Parking
U - Unassigned Parking
BCP - Bin Collection Point
S/S - Sub Station

FUTURE PHASE

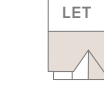
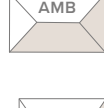
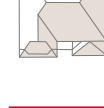
FUTURE PHASE

GRESLEY WAY

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EXPLORE HAZEL PARK PHASE 2

KEY

 BROMSGROVE 1 BEDROOM MAISONETTE HOME	 LEAMINGTON LIFESTYLE 3 BEDROOM DETACHED HOME
 TRENT 2 BEDROOM MID TERRACED HOME	 STRATFORD LIFESTYLE 3 BEDROOM DETACHED HOME
 TRENT 2 BEDROOM END TERRACED HOME	 CHESTER 3 BEDROOM DETACHED HOME
 LETCWORTH 3 BEDROOM SEMI-DETACHED HOME	 WINDSOR 3 BEDROOM DETACHED HOME
 AMBERLEY 3 BEDROOM DETACHED HOME	 HAMPSTEAD 5 BEDROOM DETACHED HOME
 OXFORD LIFESTYLE 3 BEDROOM DETACHED HOME	

AFFORDABLE HOUSING

- Shared Ownership
- Affordable Rent

V - Visitor Parking

- Block Paving

FUTURE HOUSING
WITH CARE



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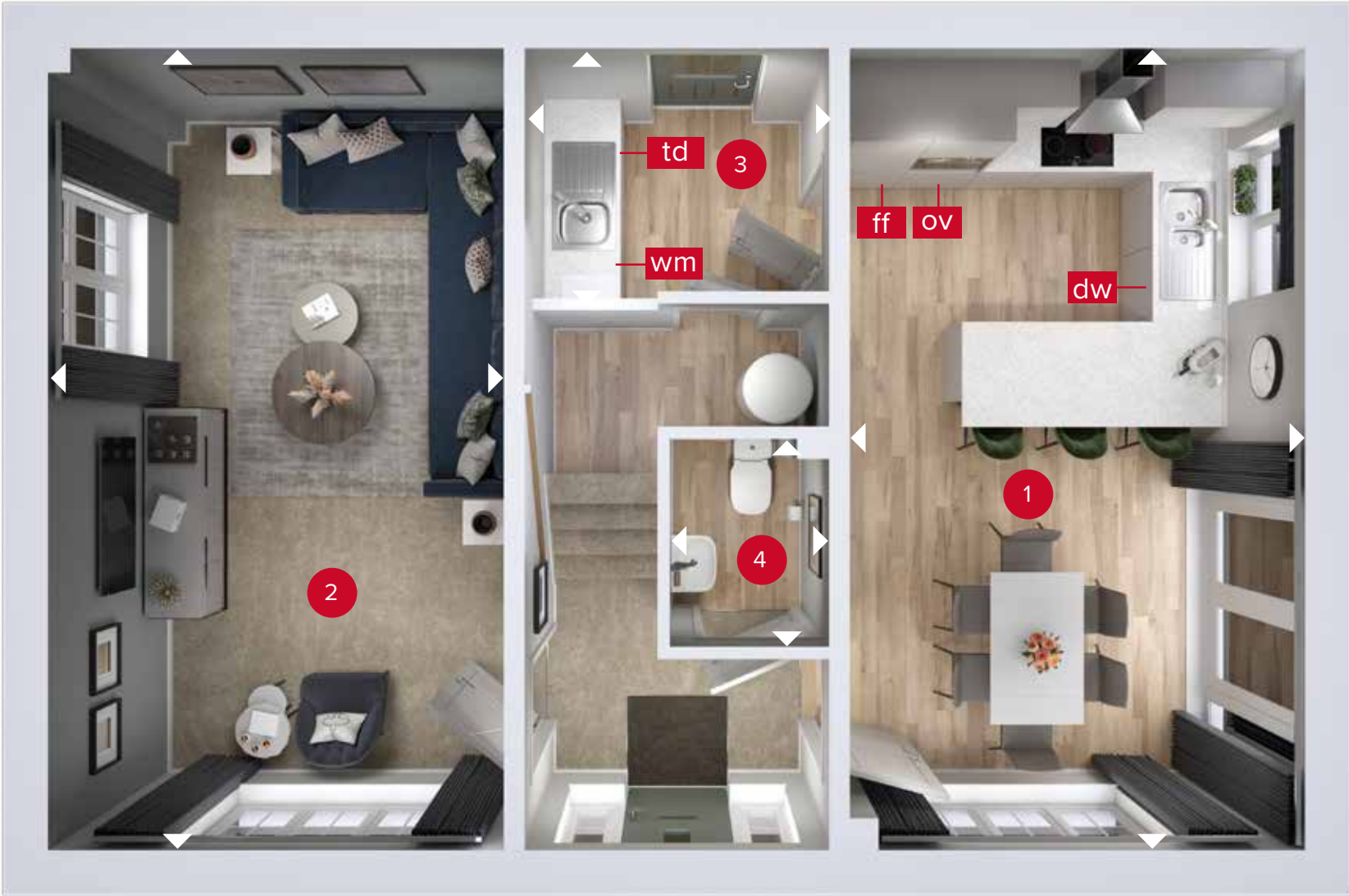
HERITAGE

- REDROW -

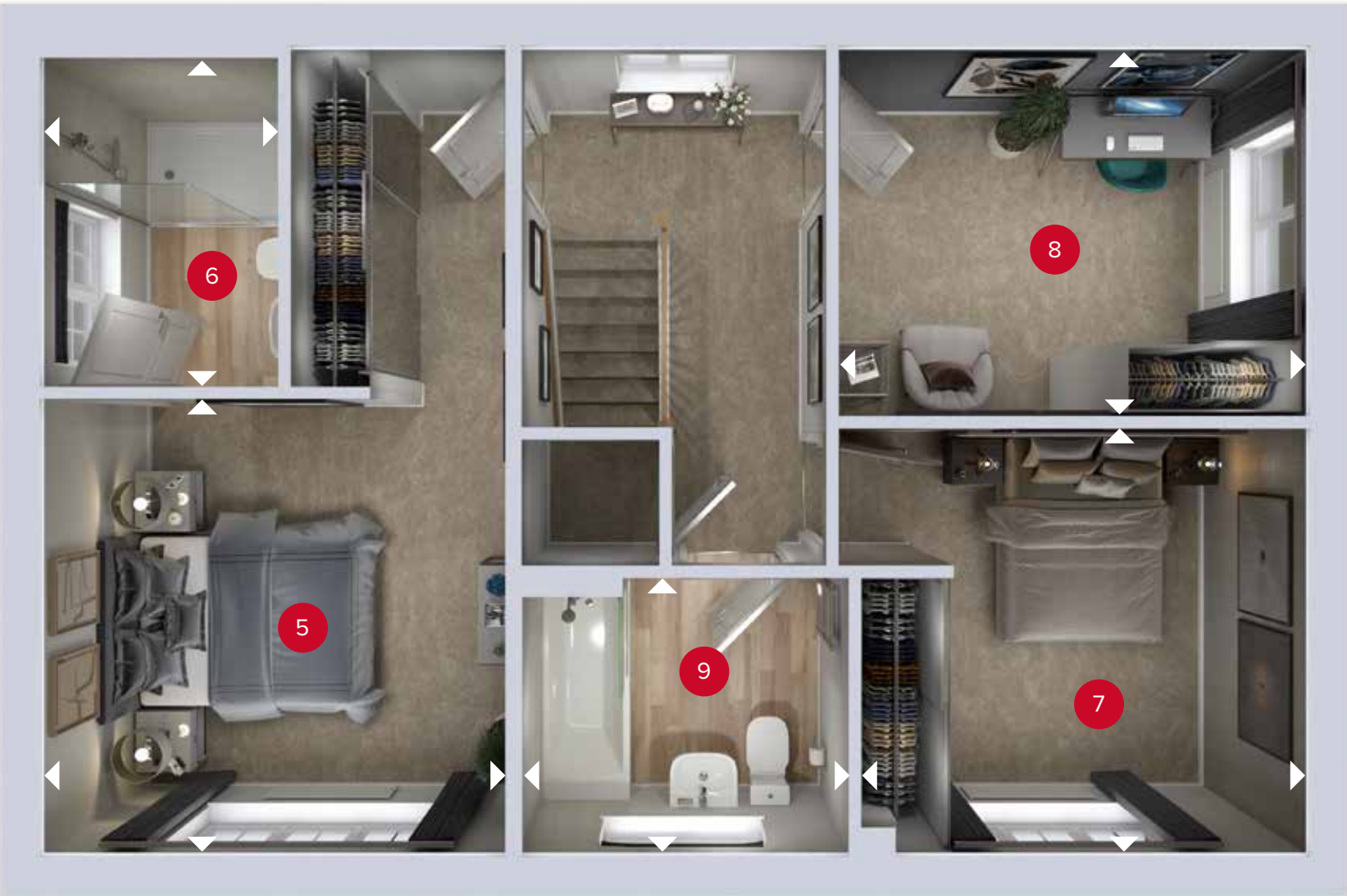
THE AMBERLEY

TWO BEDROOM DETACHED
ECO ELECTRIC HOME





GROUND FLOOR



FIRST FLOOR

THE AMBERLEY ECO ELECTRIC

GROUND FLOOR

1	Kitchen/Dining	18'8" x 11'1"	5.70 x 3.37 m
2	Lounge	18'8" x 11'3"	5.70 x 3.43 m
3	Utility	6'10" x 6'0"	2.09 x 1.82 m
4	Cloaks	4'11" x 3'7"	1.50 x 1.10 m

FIRST FLOOR

5	Bedroom 1	11'4" x 10'6"	3.46 x 3.20 m
6	En-suite	7'9" x 5'7"	2.36 x 1.69 m
7	Bedroom 2	10'9" x 10'0"	3.27 x 3.05 m
8	Study	11'3" x 8'6"	3.43 x 2.60 m
9	Bathroom	7'4" x 6'5"	2.24 x 1.95 m



09.05.2025

Customers should note this illustration is an example of the Amberley G house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. 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 Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. 01745-09 EG_AMBY_DM.2 M4(2)

➤ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven
ff - fridge freezer
dw - dishwasher

wm - washing machine space
td - tumble dryer space





HERITAGE

- REDROW -

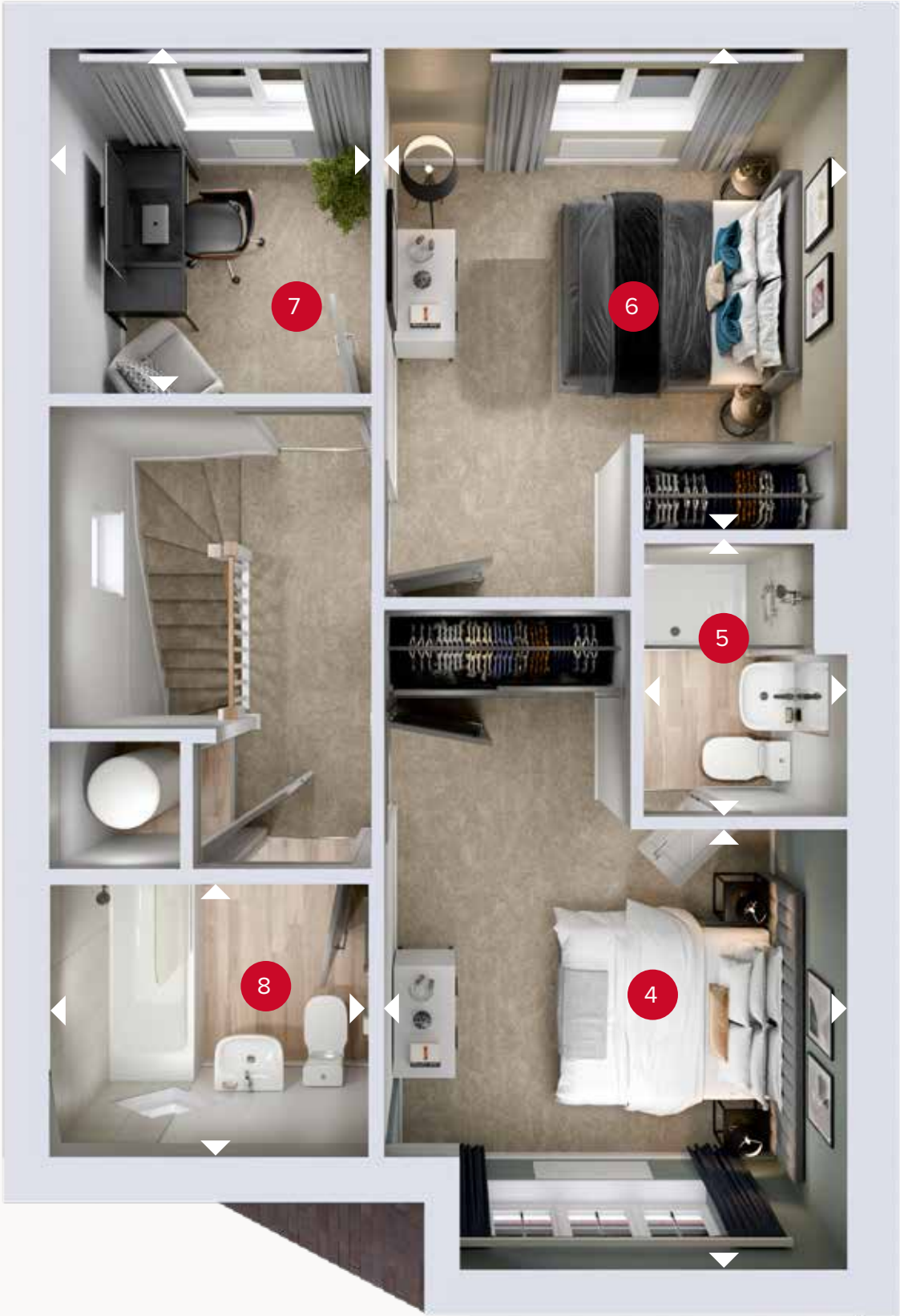
THE LETCHWORTH

TWO BEDROOM SEMI-DETACHED
ECO ELECTRIC HOME





GROUND FLOOR



FIRST FLOOR

THE LETCHWORTH ECO ELECTRIC

GROUND FLOOR

1	Kitchen/Dining	18'1" x 11'5"	5.50 x 3.48 m
2	Lounge	16'1" x 10'3"	4.89 x 3.12 m
3	Cloaks	7'0" x 2'10"	2.16 x 0.90 m

FIRST FLOOR

4	Bedroom 1	10'6" x 10'2"	3.21 x 3.09 m
5	En-suite	6'3" x 4'8"	1.90 x 1.41 m
6	Bedroom 2	11'0" x 10'6"	3.35 x 3.21 m
7	Study	7'10" x 7'3"	2.40 x 2.20 m
8	Bathroom	7'3" x 6'3"	2.20 x 1.90 m



HERITAGE

- REDROW -

THE STRATFORD LIFESTYLE PHASE 1

THREE BEDROOM DETACHED
ECO ELECTRIC HOME



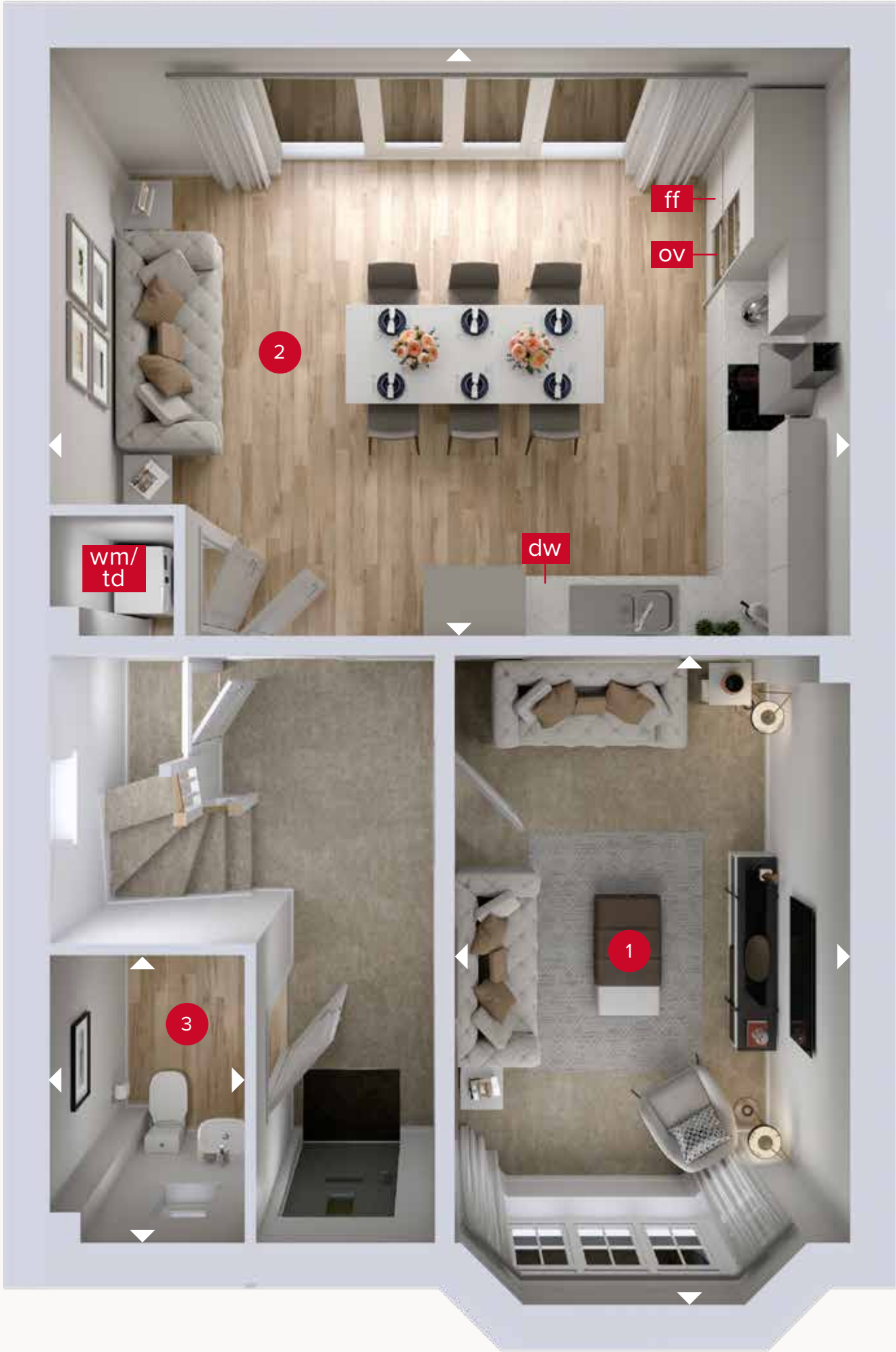
THE STRATFORD LIFESTYLE ECO ELECTRIC PHASE 1

GROUND FLOOR

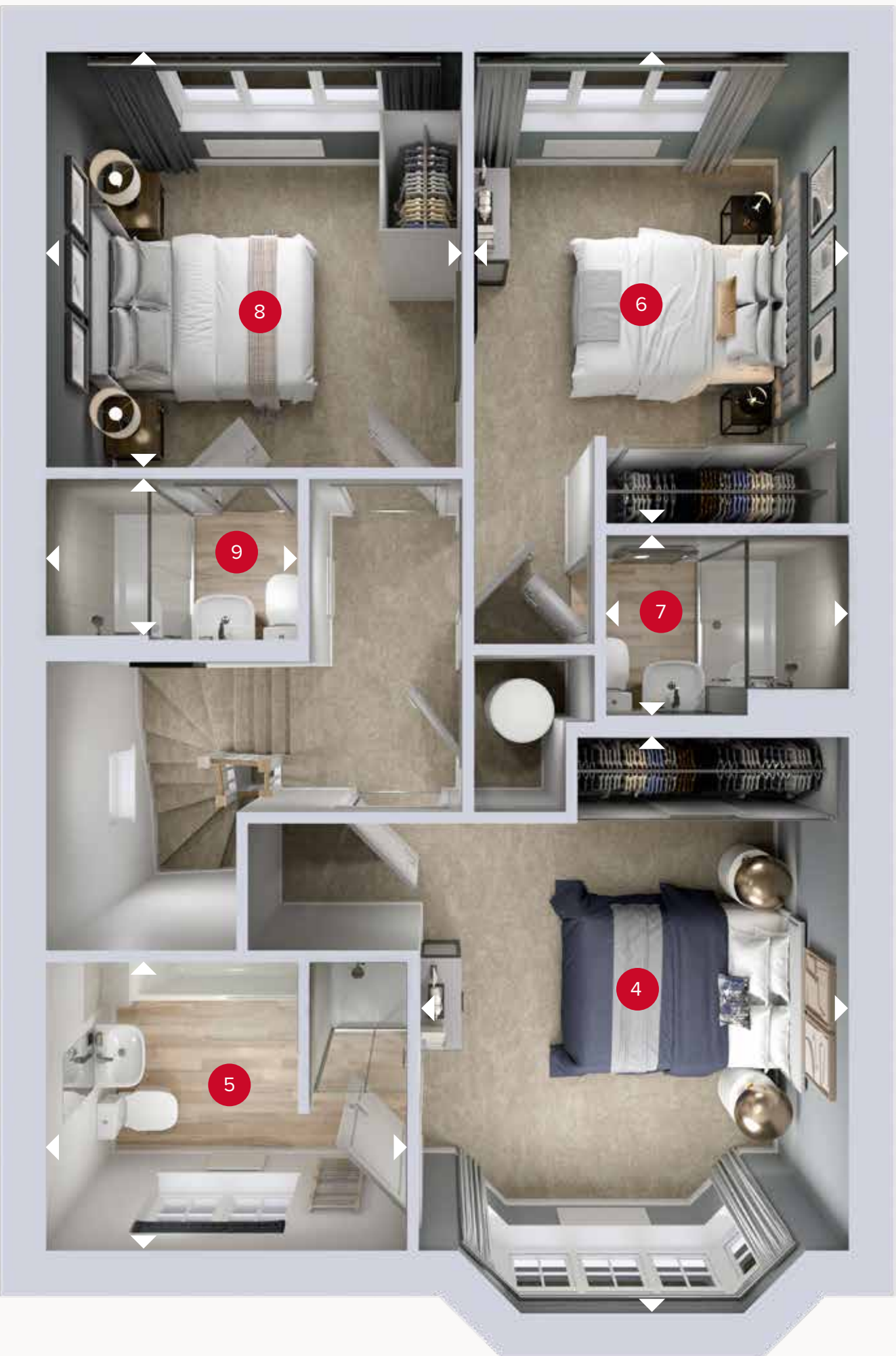
1	Lounge	16'4" x 9'11"	4.97 x 3.04 m
2	Family/ Kitchen/ Dining	20'2" x 14'11"	6.15 x 4.54 m
3	Cloaks	6'11" x 3'6"	2.13 x 1.48 m

FIRST FLOOR

4	Bedroom 1	14'5" x 10'8"	4.40 x 3.28 m
5	En-suite 1	9'2" x 7'3"	2.79 x 2.15 m
6	Bedroom 2	11'11" x 9'5"	3.62 x 2.87 m
7	En-suite 2	6'1" x 4'7"	1.86 x 1.39 m
8	Bedroom 3	10'6" x 10'6"	3.19 x 3.19 m
9	En-suite 3	6'4" x 4'1"	1.93 x 1.24 m



GROUND FLOOR



FIRST FLOOR



09.05.2025

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➤ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven
ff - fridge freezer
dw - dishwasher

wm - washing machine space
td - tumble dryer space





HERITAGE

- REDROW -

THE STRATFORD LIFESTYLE PHASE 2

THREE BEDROOM DETACHED
ECO ELECTRIC HOME



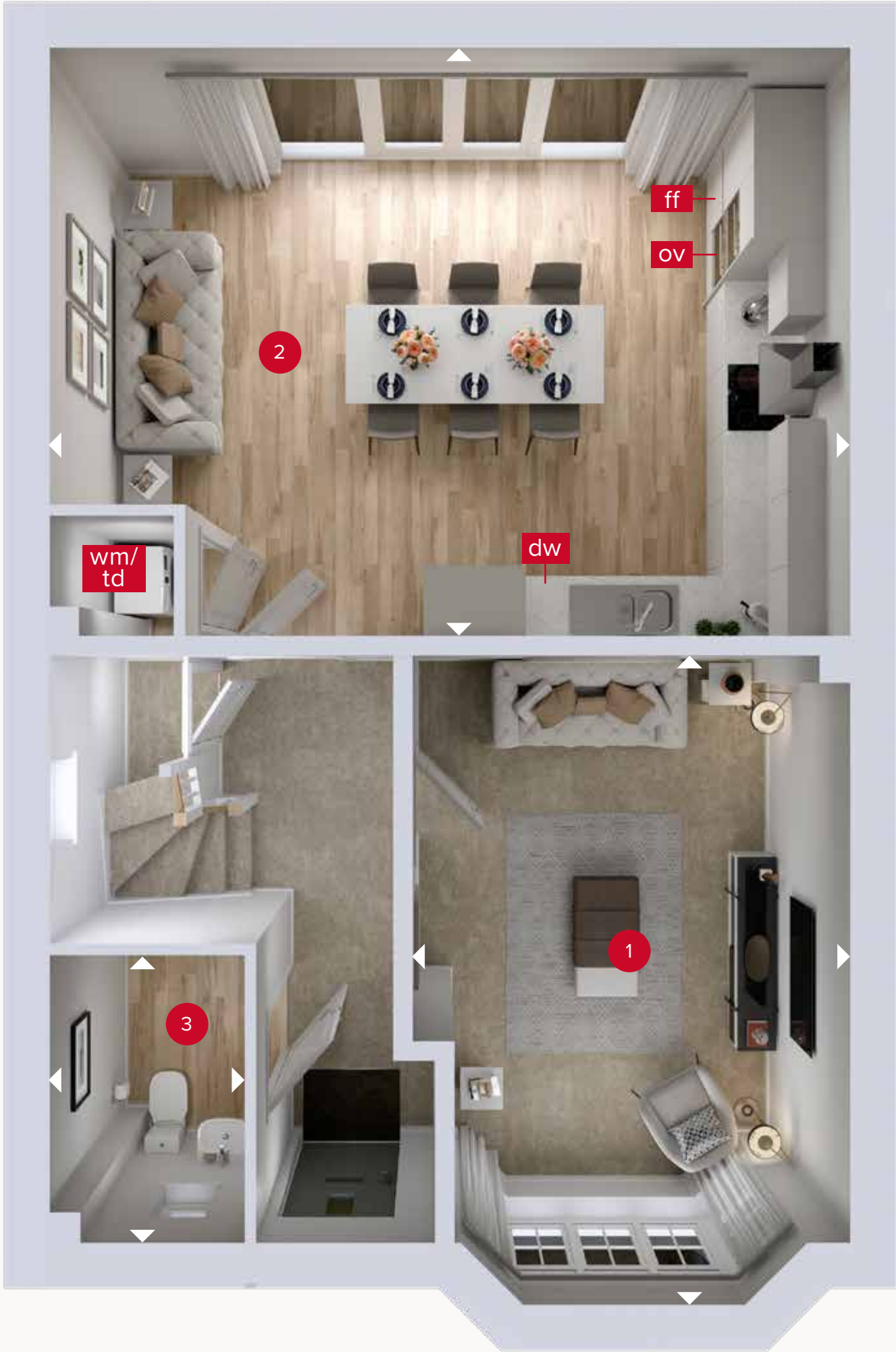
THE STRATFORD LIFESTYLE ECO ELECTRIC PHASE 2

GROUND FLOOR

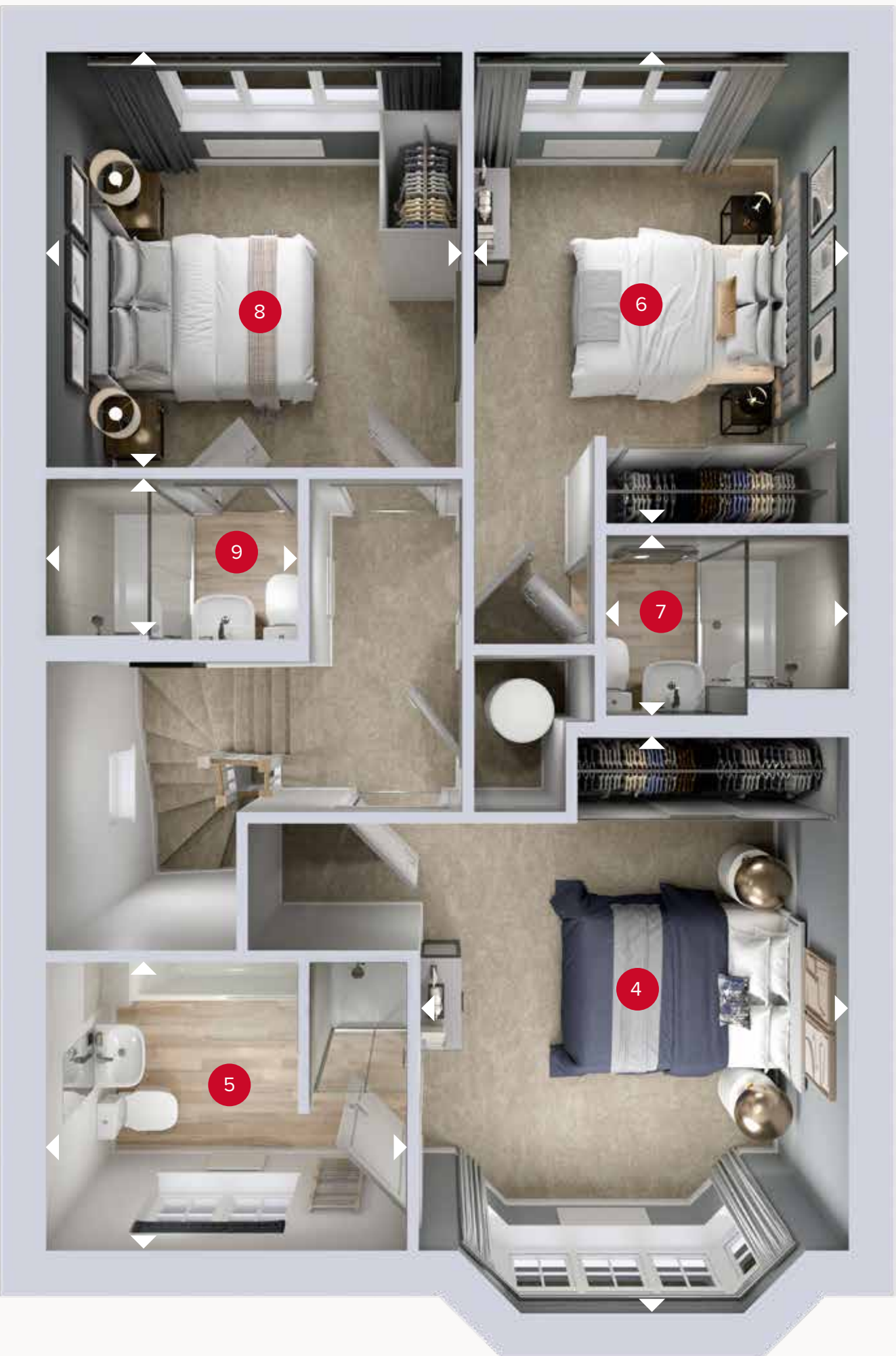
1	Lounge	16'4" x 11'0"	4.97 x 3.37 m
2	Family/ Kitchen/ Dining	20'2" x 14'11"	6.15 x 4.54 m
3	Cloaks	6'11" x 3'6"	2.13 x 1.48 m

FIRST FLOOR

4	Bedroom 1	14'5" x 10'8"	4.40 x 3.28 m
5	En-suite 1	9'2" x 7'3"	2.79 x 2.15 m
6	Bedroom 2	11'11" x 9'5"	3.62 x 2.87 m
7	En-suite 2	6'1" x 4'7"	1.86 x 1.39 m
8	Bedroom 3	10'6" x 10'6"	3.19 x 3.19 m
9	En-suite 3	6'4" x 4'1"	1.93 x 1.24 m



GROUND FLOOR



FIRST FLOOR



09.05.2025

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ov - oven
ff - fridge freezer
dw - dishwasher

wm - washing machine space
td - tumble dryer space





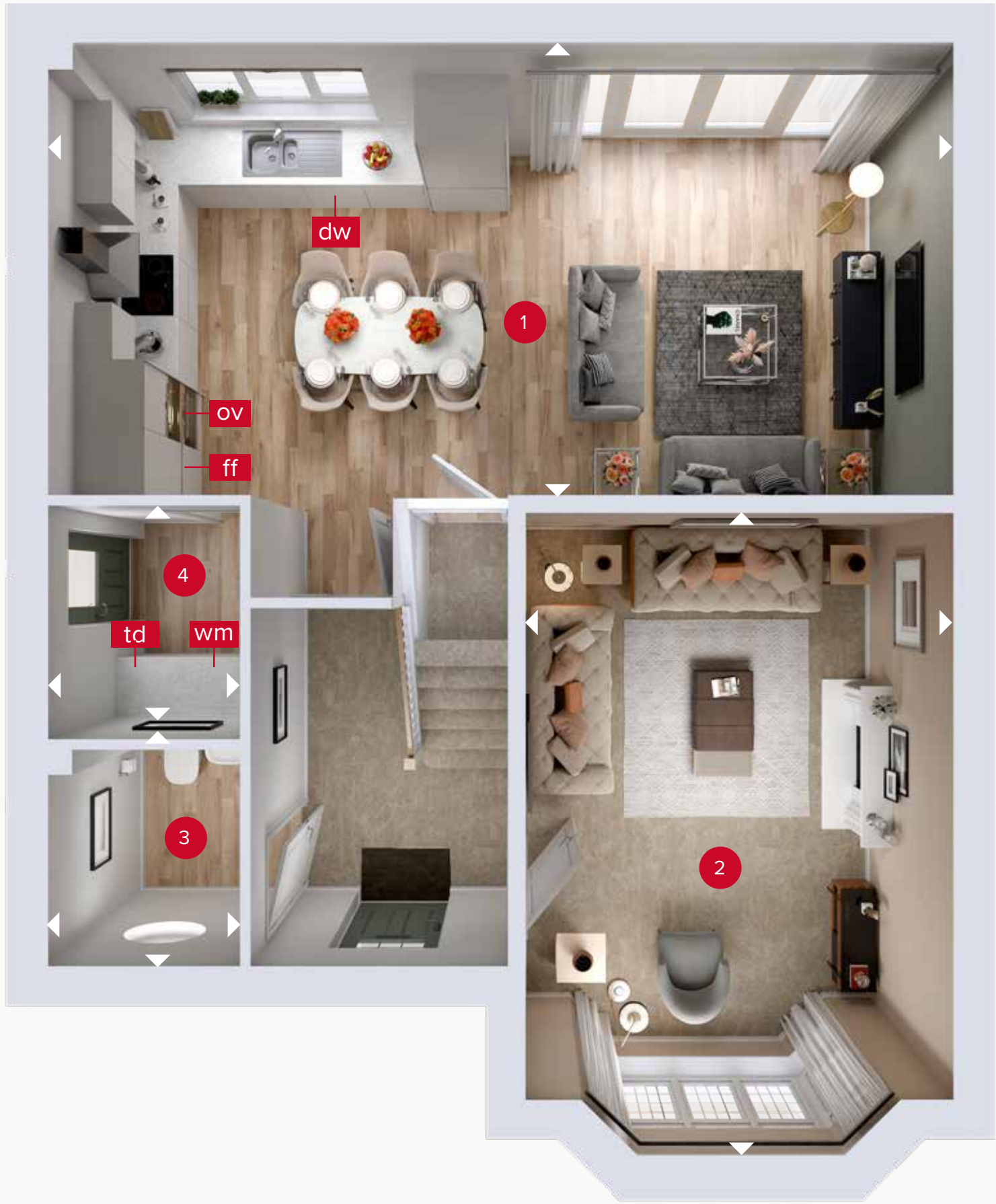
HERITAGE

- REDROW -

THE LEAMINGTON LIFESTYLE

THREE BEDROOM DETACHED
ECO ELECTRIC HOME





GROUND FLOOR



FIRST FLOOR

THE LEAMINGTON LIFESTYLE ECO ELECTRIC

GROUND FLOOR

1	Kitchen/Dining/ Family	25'0" x 12'8"	7.62 x 3.87 m
2	Lounge	17'9" x 11'8"	5.42 x 3.57 m
3	Cloaks	6'0" x 5'3"	1.83 x 1.61 m
4	Utility	6'5" x 5'4"	1.97 x 1.63 m

FIRST FLOOR

5	Bedroom 1	13'2" x 11'8"	4.04 x 3.57 m
6	En-suite 1	9'3" x 7'9"	2.83 x 2.37 m
7	Dressing Room	8'2" x 5'5"	2.49 x 1.65 m
8	Bedroom 2	11'6" x 11'0"	3.54 x 3.35 m
9	En-suite 2	8'1" x 4'2"	2.46 x 1.26 m
10	Bedroom 3	13'6" x 9'3"	4.13 x 2.83 m
11	En-suite 3	9'3" x 5'11"	2.83 x 1.82 m



HERITAGE

- REDROW -

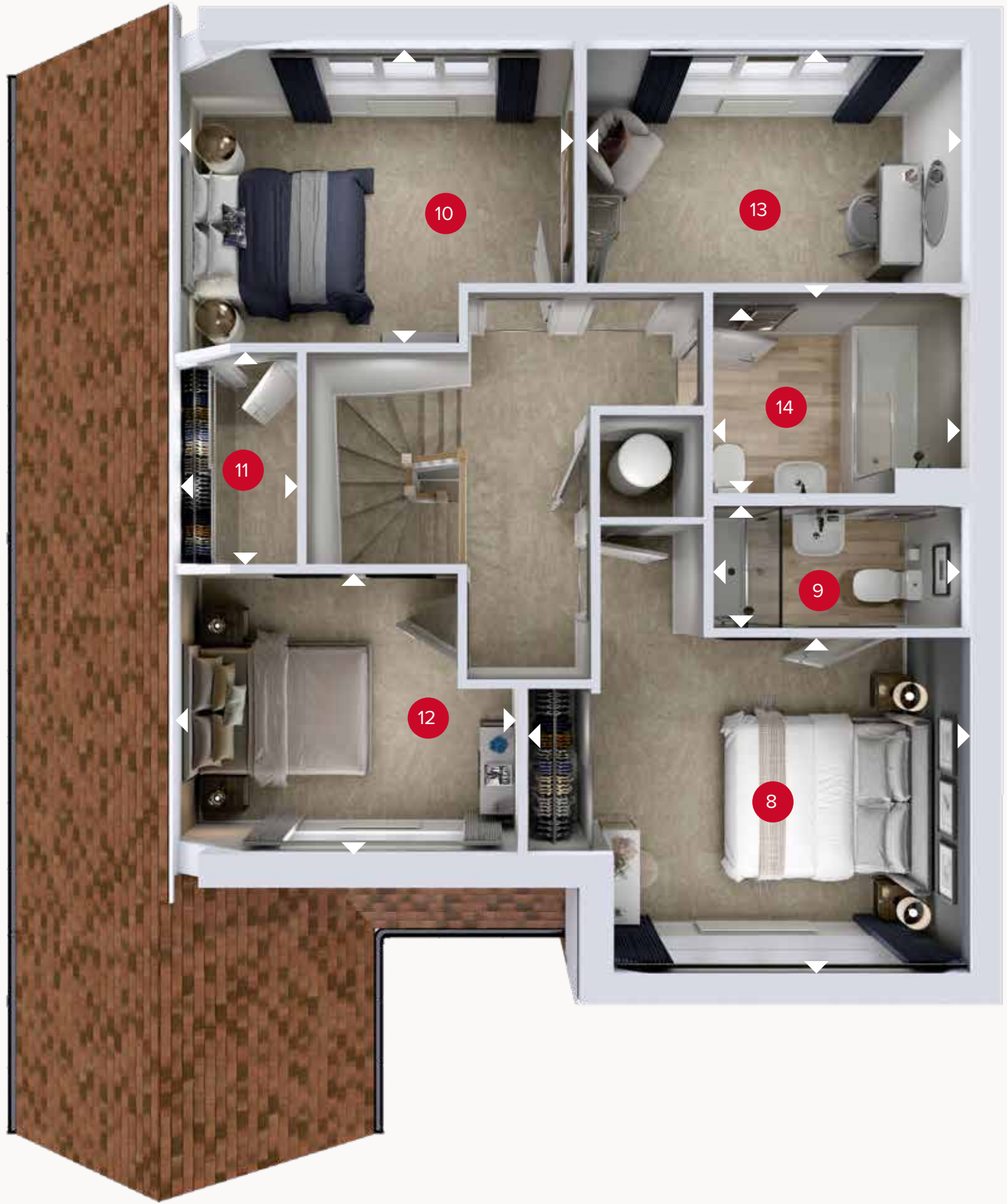
THE CHESTER

THREE BEDROOM DETACHED
ECO ELECTRIC HOME





GROUND FLOOR



FIRST FLOOR

THE CHESTER ECO ELECTRIC

GROUND FLOOR

1	Lounge	17'4" x 10'11"	5.32 x 3.34 m
2	Kitchen	11'8" x 9'11"	3.56 x 3.03 m
3	Dining	10'0" x 9'8"	3.04 x 2.96 m
4	Family	12'7" x 10'7"	3.84 x 3.23 m
5	Utility	9'6" x 6'2"	2.88 x 1.90 m
6	Cloaks	6'0" x 4'8"	1.83 x 1.48 m
7	Garage	17'0" x 9'0"	5.38 x 2.77 m

FIRST FLOOR

8	Bedroom 1	13'8" x 11'4"	4.20 x 3.46 m
9	En-suite	7'11" x 3'11"	2.41 x 1.20 m
10	Bedroom 2	12'10" x 9'8"	3.91 x 2.96 m
11	Dressing Room	6'10" x 4'2"	2.07 x 1.26 m
12	Bedroom 3	11'1" x 8'8"	3.39 x 2.64 m
13	Study	12'0" x 7'8"	3.66 x 2.37 m
14	Bathroom	7'10" x 6'3"	2.42 x 1.95 m



09.05.2025

Customers should note this illustration is an example of the Chester G house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. 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 Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. 01745-09 EG_CHTR_DM.2 M4(2)

➤ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details. * Window to plots 137, 152 & 207 only.

ov - oven
ff - fridge freezer
dw - dishwasher space

wm - washing machine space
td - tumble dryer space





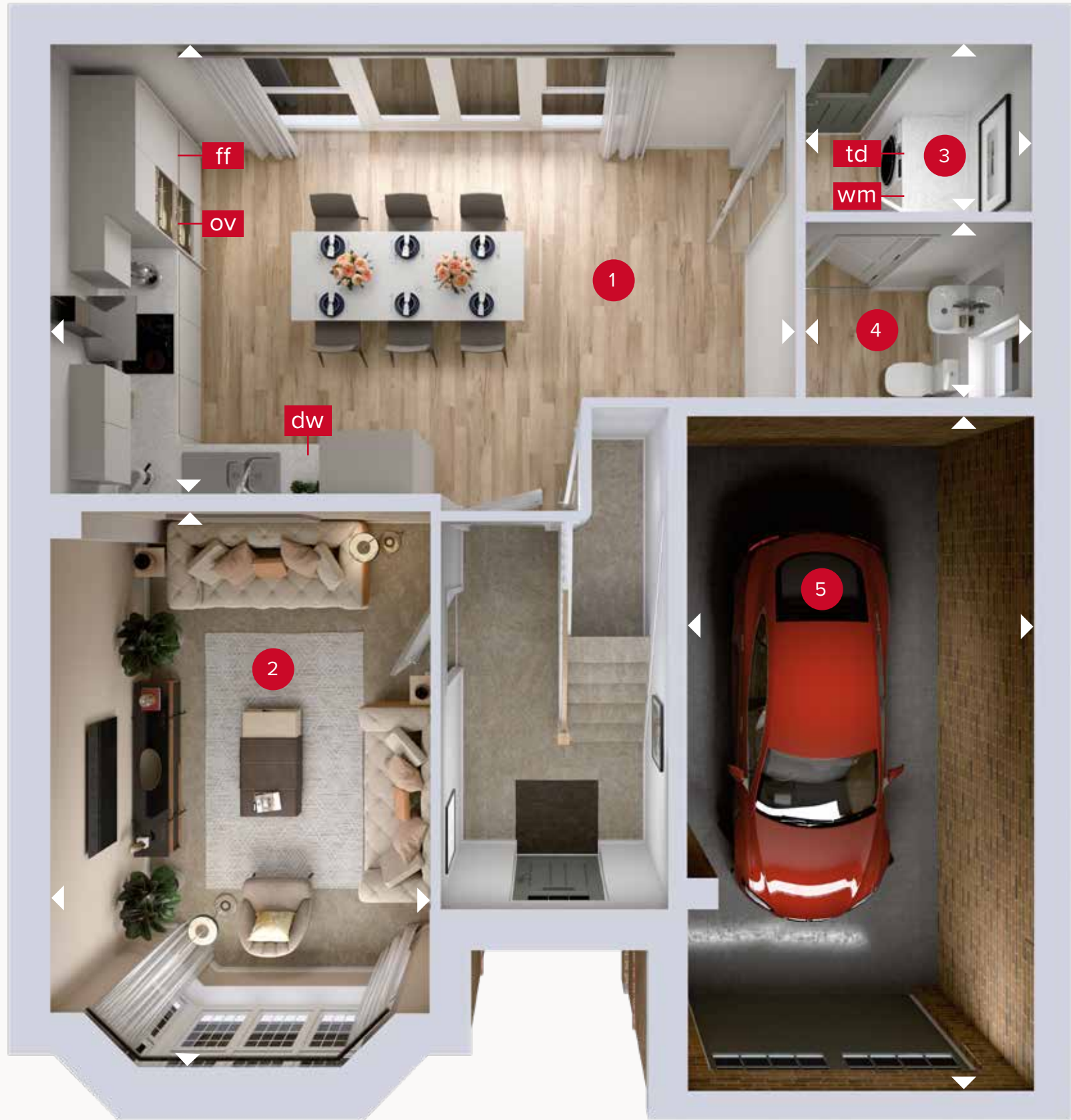
HERITAGE

- REDROW -

THE OXFORD LIFESTYLE

THREE BEDROOM DETACHED
ECO ELECTRIC HOME





GROUND FLOOR



FIRST FLOOR

THE OXFORD LIFESTYLE ECO ELECTRIC

GROUND FLOOR

1	Kitchen/Dining	20'10" x 12'9"	6.36 x 3.88 m
2	Lounge	15'11" x 10'7"	4.85 x 3.23 m
3	Utility	6'5" x 4'7"	1.96 x 1.43 m
4	Cloaks	6'4" x 4'10"	1.93 x 1.48 m
5	Garage	19'4" x 9'8"	5.89 x 2.94 m

FIRST FLOOR

6	Bedroom 1	16'0" x 10'7"	4.87 x 3.23 m
7	Dressing Room	7'5" x 6'8"	2.30x 2.03 m
8	En-suite 1	10'7" x 5'11"	3.23 x 1.80 m
9	Bedroom 2	12'7" x 10'8"	3.84 x 3.26 m
10	En-suite 2	7'9" x 5'7"	2.36 x 1.72 m
11	Bedroom 3	11'9" x 9'11"	3.57 x 3.02 m
12	En-suite 3	8'3" x 6'6"	2.51 x 1.98 m



HERITAGE

- REDROW -

THE WINDSOR

THREE BEDROOM DETACHED
ECO ELECTRIC HOME



THE WINDSOR ECO ELECTRIC

GROUND FLOOR

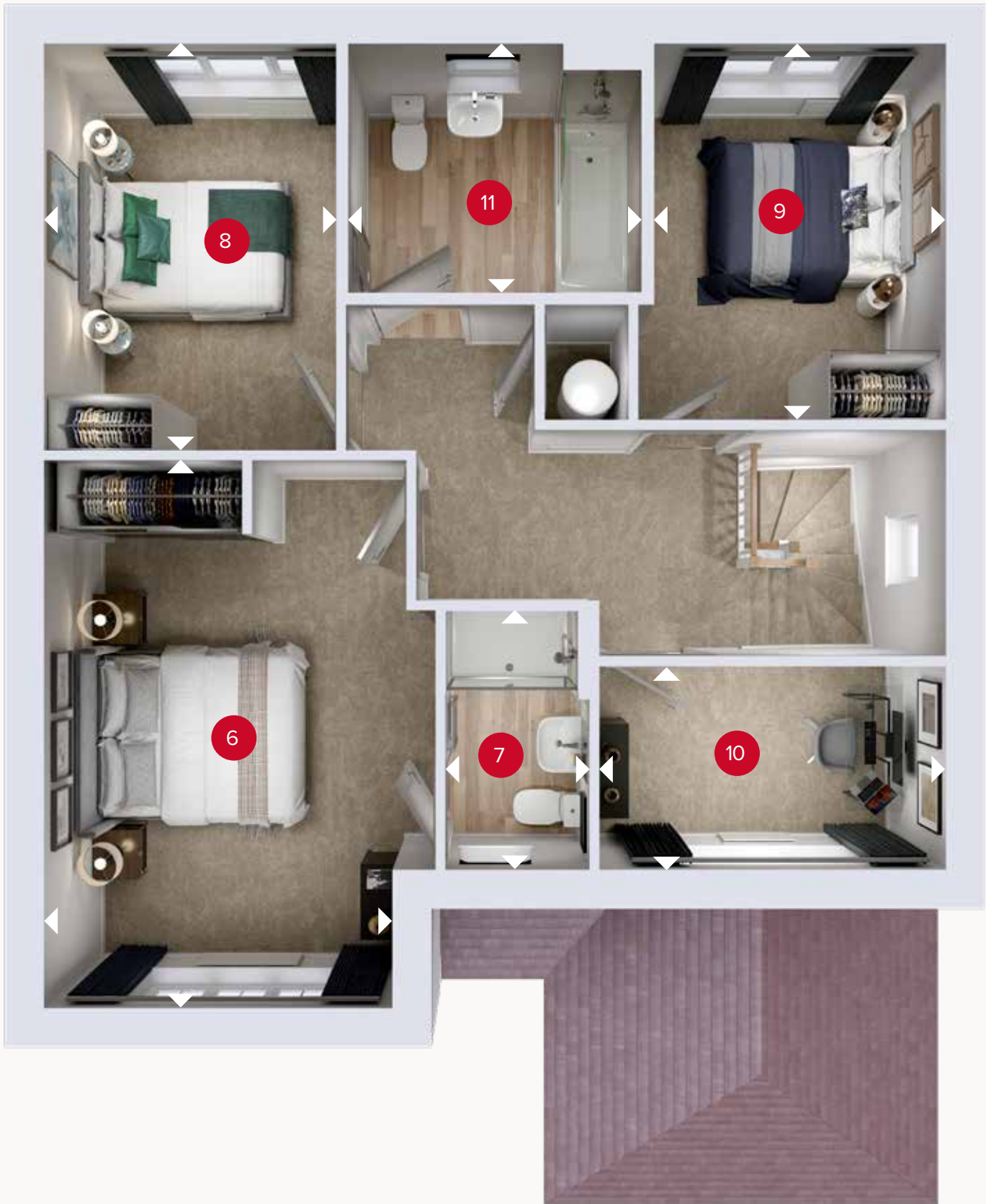
1	Kitchen/ Dining	18'9" x 16'5"	5.75 x 5.02 m
2	Lounge	11'8" x 10'8"	3.60 x 3.28 m
3	Utility	7'3" x 5'0"	2.22 x 1.54 m
4	Cloaks	7'3" x 5'6"	2.20 x 1.68 m
5	Garage	20'4" x 9'7"	6.19 x 2.94 m

FIRST FLOOR

6	Bedroom 1	16'0" x 10'3"	4.90 x 3.12 m
7	En-suite	7'6" x 4'3"	2.32 x 1.29 m
8	Bedroom 2	11'10" x 8'6"	3.64 x 2.61 m
9	Bedroom 3	11'0" x 8'6"	3.36 x 2.61 m
10	Study	10'2" x 5'10"	3.10 x 1.82 m
11	Bathroom	8'7" x 7'4"	2.63 x 2.23 m



GROUND FLOOR



FIRST FLOOR



09.05.2025

Customers should note this illustration is an example of the Windsor G house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. 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 Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. 01745-09 EG_WINS_DM.2 M4(3)

➤ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven
ff - fridge freezer
dw - dishwasher

wm - washing machine space
td - tumble dryer space





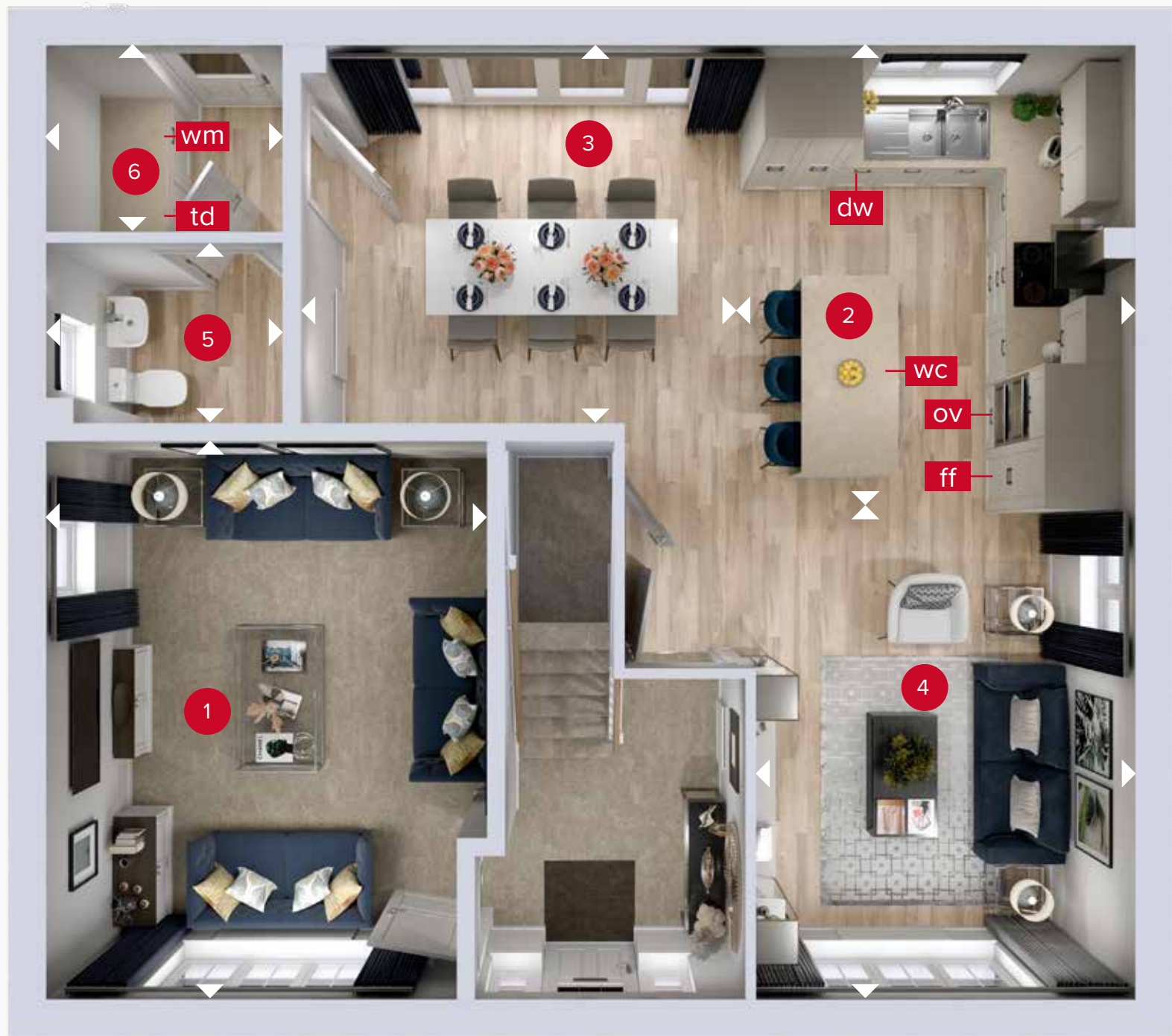
HERITAGE

- REDROW -

THE HARROGATE

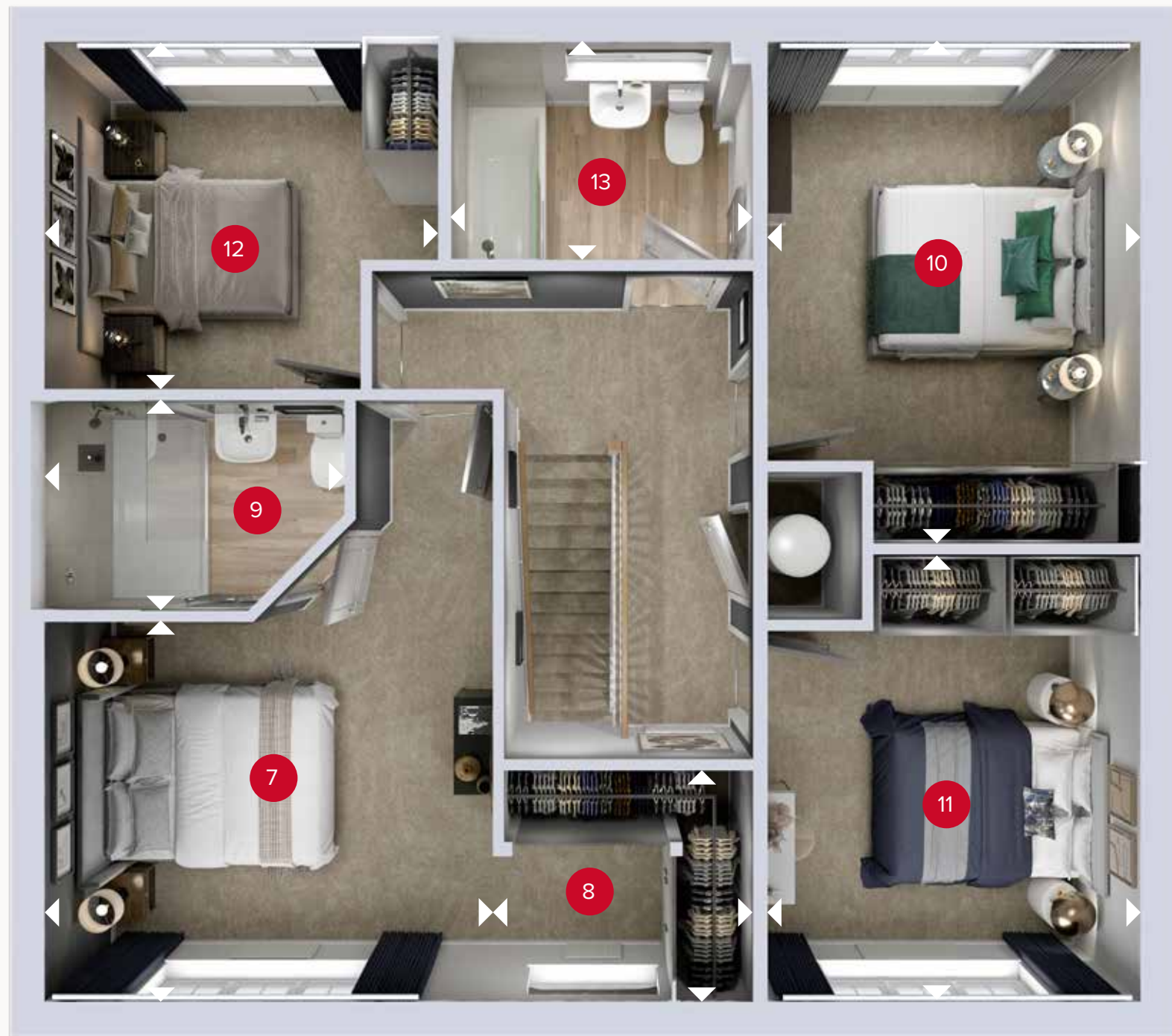
FOUR BEDROOM DETACHED
ECO ELECTRIC HOME





*Window to plot 57 only.

GROUND FLOOR



FIRST FLOOR

THE HARROGATE ECO ELECTRIC

GROUND FLOOR

1	Lounge	15'4" x 12'0"	4.68 x 3.65 m
2	Kitchen	12'5" x 10'1"	3.79 x 3.09 m
3	Dining	13'1" x 10'3"	4.00 x 3.13 m
4	Family	13'8" x 10'1"	4.17 x 3.08 m
5	Cloaks	6'3" x 4'9"	1.93 x 1.48 m
6	Utility	6'5" x 5'9"	1.94 x 1.54 m

FIRST FLOOR

7	Bedroom 1	12'2" x 10'3"	3.72 x 3.16 m
8	Dressing	6'11" x 6'5"	2.12 x 1.96 m
9	En-suite	8'2" x 5'6"	2.55 x 1.69 m
10	Bedroom 2	13'8" x 10'0"	4.18 x 3.01 m
11	Bedroom 3	12'1" x 10'0"	3.69 x 3.05 m
12	Bedroom 4	10'9" x 9'7"	3.29 x 2.93 m
13	Bathroom	7'11" x 6'0"	2.41 x 1.85 m



04.06.2024

Customers should note this illustration is an example of the Harrogate G house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. 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 Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. 01745-09 EF_HARR_DM.9 M4(2)

➤ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven
ff - fridge freezer
dw - dishwasher

wm - washing machine space
td - tumble dryer space
wc - wine cooler





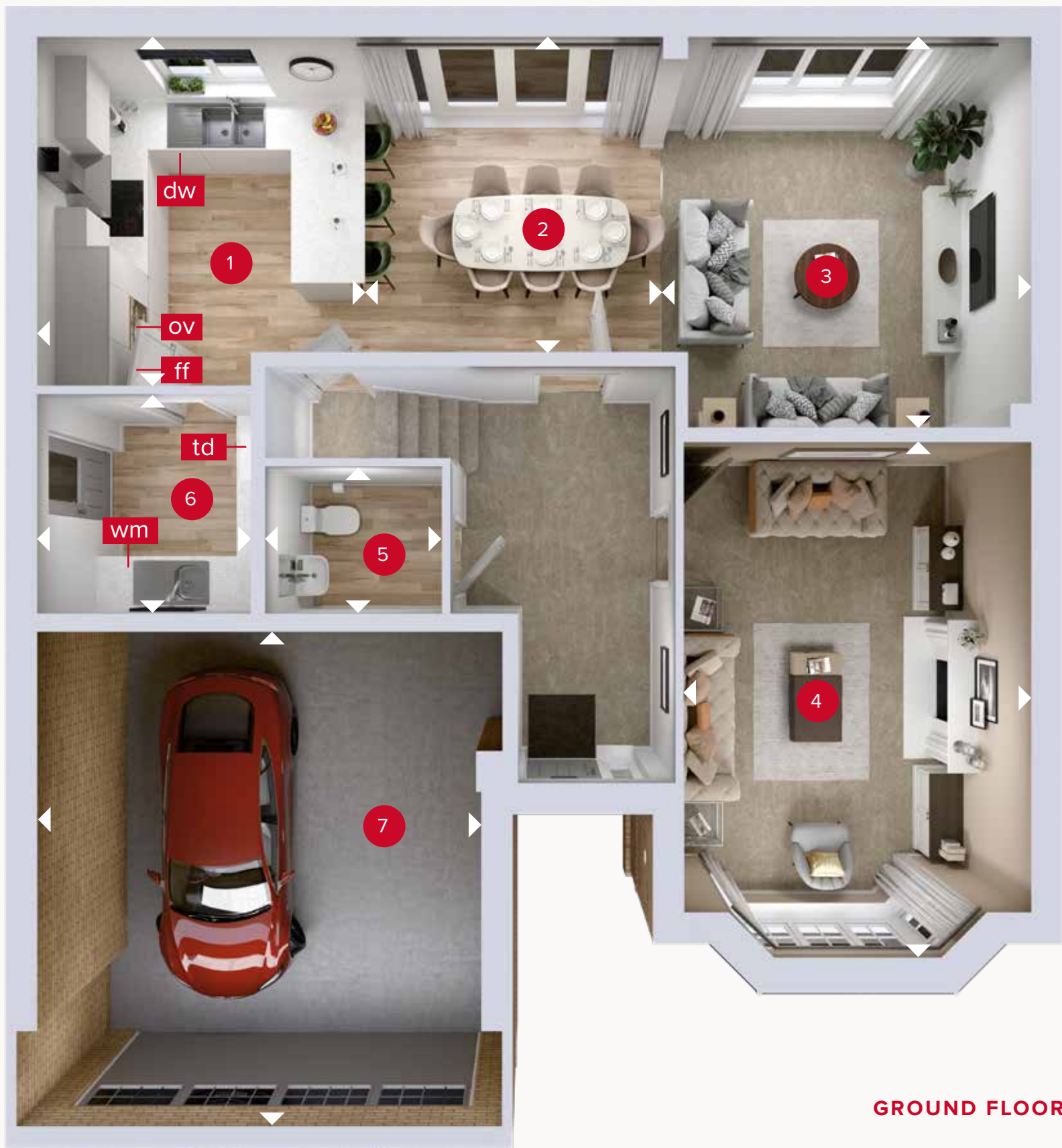
HERITAGE

- REDROW -

THE HAMPSTEAD

FIVE BEDROOM DETACHED
ECO ELECTRIC HOME





GROUND FLOOR



FIRST FLOOR

THE HAMPSTEAD ECO ELECTRIC

GROUND FLOOR

1	Kitchen	12'3" x 10'9"	3.74 x 3.28 m
2	Dining	11'7" x 11'1"	3.53 x 3.37 m
3	Family	13'8" x 11'6"	4.16 x 3.50 m
4	Lounge	17'7" x 11'8"	5.35 x 3.56 m
5	Cloaks	6'0" x 5'0"	1.83 x 1.53 m
6	Utility	7'3" x 7'6"	2.20 x 2.29 m
7	Garage	16'11" x 15'2"	5.16 x 4.63 m

FIRST FLOOR

8	Bedroom 1	14'5" x 13'6"	4.40 x 4.15 m
9	En-suite 1	7'8" x 6'0"	2.34 x 1.83 m
10	Bedroom 2	10'11" x 10'5"	3.32 x 3.21 m
11	En-suite 2	7'7" x 4'6"	2.30 x 1.36 m
12	Bedroom 3	14'6" x 10'6"	4.44 x 3.21 m
13	Bedroom 4	11'3" x 9'9"	3.43 x 2.98 m
14	Study	11'3" x 7'9"	3.43 x 2.37 m
15	Bathroom	8'11" x 7'1"	2.74 x 2.15 m

SKILFUL EXECUTION

Quality is never an accident, it is always the
result of high attention to detail It represents
the wise choice of many alternatives





PLAN YOUR DREAM HOME



KITCHEN & UTILITY

Kitchen Styles

Symphony Kitchens. A range of quality kitchen styles available (with lighting to the underside of wall units). Please see My Redrow or Sales Consultant for further details.

Breakfast Bar Island

In selected house-types only.

Work Surfaces

Range of quality work surfaces available. Please see My Redrow or Sales Consultant for further details.
Splashback to hob in Stainless Steel.

Kitchen & Dining Lighting

Pendant lights. Please see Sales Consultant for further details.

Switches & Sockets

BG White electrical switch and socket plates. please see Sales Consultant for further details.

Appliances

- 60cm ceramic hob (properties under 1500sqft).
- 80cm ceramic hob (properties over 1500sqft).
- Double oven.
- 60cm chimney extract (properties under 1500sqft).
- 90cm chimney extract (properties over 1500sqft).
- Integrated fridge freezer 50/50 split (properties under 1500sqft).
- Integrated fridge freezer 50/50 split x2 (properties over 1500sqft).

Please see Sales Consultant for further details.



INTERIOR

Consumer Unit

Internal Doors

Cambridge door.

Internal Door Furniture

Polished chrome effect door furniture from Carlisle Brass Tortosa.

Skirting to Ground

“Torus” profile MDF, 194 x 14.5mm, with satin white paint finish to all housetypes.

Skirting to Upper Floors

‘Torus’ profile MDF 119 x 14.5mm, with white satin paint finish in house-types up to 1400 sqft.
‘Torus’ profile MDF 194 x 14.5mm, with white satin paint finish in house-types over 1400 sqft.

Architrave to Ground

69mm x 14.5mm, satin white paint finish.

Architrave to Upper Floors

58mm x 14.5mm section size, satin white paint finish to all housetypes up to 1400 sqft.
69mm x 14.5mm section size to house-types 1400 sqft and above.

Ceilings

Flat finish with Crown white emulsion paint decoration.

Walls

Crown White emulsion paint finish.

Staircase

White painted with ash handrail.

Radiators

Underfloor heating to ground floor.
Myson Round top radiators to first floor.

Heating

Via Air Source Heat Pump system, thermostatic radiator valves and room thermostats.
Refer to Sales Advisor for further details.

Mains Pressure Cylinder

Therma Q.

Lighting

Pendant lights.

Wardrobes

Hinged or sliding options to bedroom 1 in properties over 1500sqft only.

OUR LUXURY SPECIFICATIONS ARE CAREFULLY CONSIDERED AND BEAUTIFULLY DESIGNED TO MAKE THE MOST OF YOUR NEW HOME



BATHROOM & EN-SUITE

Sanitaryware Manufactured by Gerberit and Vado in White finish. Bathroom & En-Suite Basin 55cm Selnova square basin with 1 tap hole, semi pedestal & Pivot Style waste. Bath Aspect Bath 700mm wide by 1700mm long 155 litre. Bath Panel Life Bath Filler, Vado. WC Selnova square closed coupled back-to-wall pan with dual flush cistern & standard close toilet seat.	Brassware Metiz by Vado single lever basin mixer including 5 litres/minute flow restrictor. Bathroom & Cloakroom Basin 45cm Selnova square basin with chrome tap or Selnova square 45cm corner basin please refer to drawing to confirm basin design. All to have pivot style waste. WC Selnova square closed coupled back-to-wall pan with dual flush cistern & standard close toilet seat. Brassware Metiz by Vado single lever basin mixer including 5 litres/minute flow restrictor.	Shower Valve To bathroom and en-suite. Aqualisa Midas Bar Value or Aqualisa BIV & Rain Shower. Shower Screen Shower Tray Low profile shower tray in white. Towel Warmer Style in Chrome effect finish to bathroom and en-suite Shaver Socket White finish.
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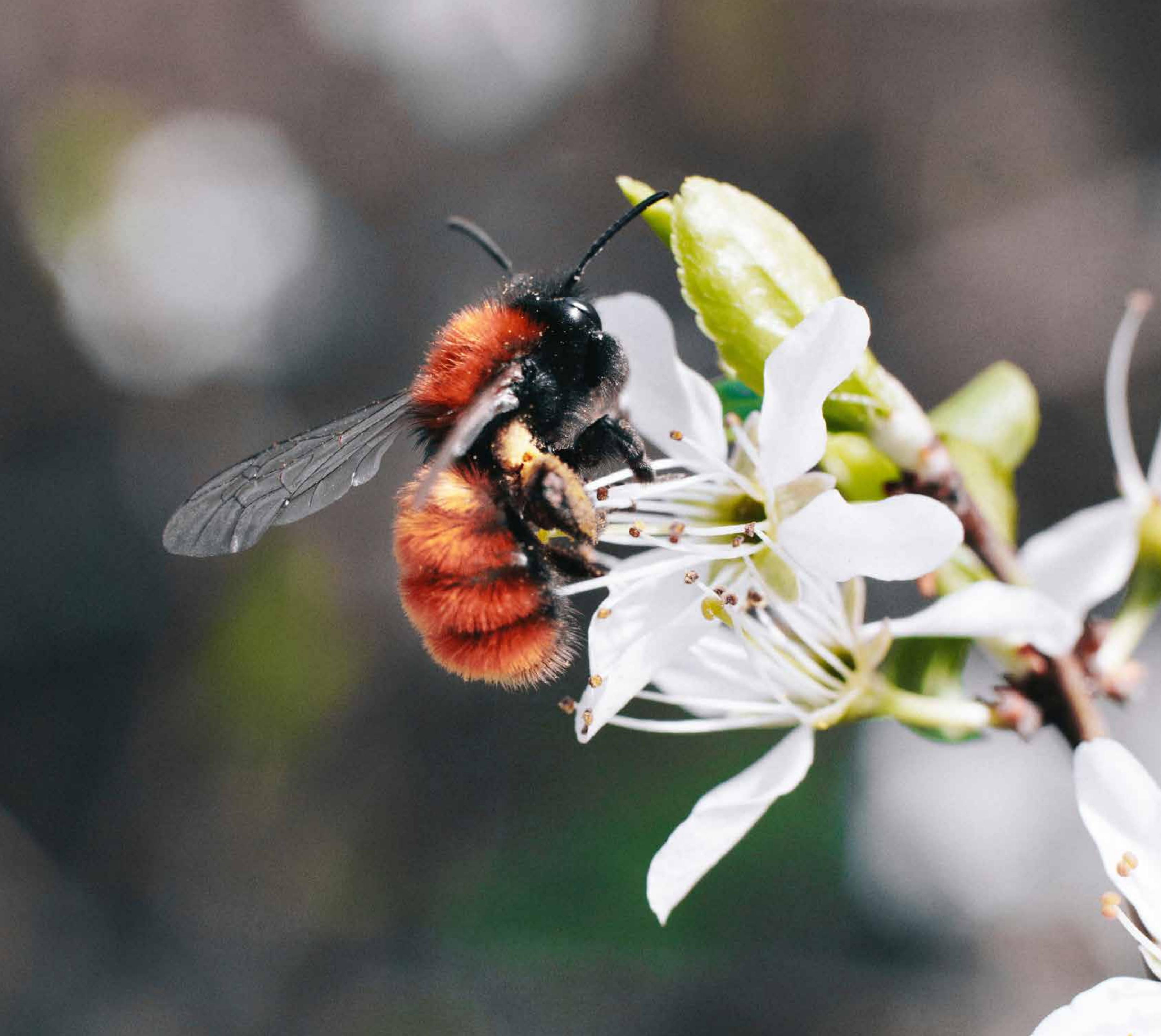


EXTERIOR

- Numeral Plaque**
House number to Front of property on numeral plaque to match the colour of the front door except when white, then numeral to be black.
- Fascia & Soffit**
uPVC fascia and vented soffit board in white profile.
- Rainwater System**
The rainwater gutters and downpipes finish to be black for brick and render elevations.
- Waney Lapped Boarding**
Treated waney larch lapped boarding to be fixed all as indicated on house type elevation drawings.
- Windows**
Sealed double glazed uPVC windows, in white finish.

- Door Bell**
Push with transformer.
- Light to Front**
Vertical Tile Hanging
Vertical tile hanging to be in a plain tile where indicated on the house type elevation.
- Garage**
Steel Hörmann door.
Please refer to the External Finishing Schedule to confirm the external finish selected for each property. Please see Sales Consultant for further details.
- Power**
Light & double socket to all integral garages.

- Front Garden**
Turf to front garden. Refer to layout for landscaping details.
- Rear Garden**
Topsoil only.
- Paving**
Buff Riven slabs indicated on drawing.
- External Fencing/Gates**
Side and rear – 1.8 High Fencing.
Gate – 1.8 High timber gate.
Driveway – Tarmac drive.
Outside Tap – Outside tap, refer to drawing for location.



WELCOME TO OUR **BEE-FRIENDLY** GARDEN

Find out how bee-friendly your garden is by using the Conservation Trust's Bee Kind app. Select the flowers that you have in your garden to calculate your score and then receive a tailored list of 10 more flowers to add to help the bees even more.

Visit beekind.bumblebeeconservation.org

Working in close
partnership with  **Bumblebee
Conservation
Trust**



OUR COMMITMENT TO HOME-BUYERS

Customer charter

At Redrow, we're committed to delivering a quality service throughout the whole home-buying process and beyond. This Customer Charter sets out our commitment to you, our customer.

Full details of our services will be provided to you when you reserve your new Redrow home.

We will also comply with the requirements of the New Homes Quality Code, which is displayed in our Customer Experience Suites and Sales Centres. A copy of the Code is also on our website at www.redrow.co.uk

- Please ask a Sales Consultant if you require a printed hard copy.
- We will provide you with full details and clear information about your chosen home.
- We will provide trained and knowledgeable staff to assist you in the home buying process.
- We will be available to answer any questions you may have and will provide you with any relevant contact details.
- We will ensure our services are accessible, meeting differing customer needs to ensure transparency and equality throughout every contact with us.
- We will assist you during the selection of Standard Choices and Optional Extras for your new home.
- We will provide you with health and safety advice to minimise the risk of danger during construction and in the use of your new home after you move in.
- We will provide you with reliable information about the Buildmark Cover, and any other cover from which you may benefit.
- We will keep you fully informed about the completion and occupation of your new home and offer you the ability to visit and view your new home with an accredited person before you move in.
- We will ensure that the functions and facilities of your home are demonstrated to you prior to moving in and that you have access to information to continue to assist with this once you move in.
- We will inform you about the after-sales service we provide. Our aim is to deal effectively and efficiently with both routine service matters and with any emergencies.
- We will provide you with details of who to contact if you believe we have not satisfactorily fulfilled our Charter commitments.
- We will always treat our customers with respect and civility and ask that you show our colleagues and working partners the same courtesy. Where necessary to protect our colleagues, we are within our rights to take action which may include limiting or ceasing communication.



OUR REQUIREMENTS AS HOME-BUILDERS

The New Homes Quality Code: Statement of Principles

This **Statement of Principles** (the core principles) sets out the main principles which registered developers agree to follow to benefit their customers.

1. FAIRNESS

Treat customers fairly throughout the buying and after-sales process.

2. SAFETY

Carry out and complete work in line with all regulations and requirements that apply to the new home, as set out by the Government, and have the necessary certificates from an appropriately approved body to show they have done this.

3. QUALITY

Complete all work to a high standard in line with all building and other standards and regulations that apply, as well as to the specification for the new home, and make sure that completion does not take place until the new home is complete (see section 2 of this code).

4. SERVICE

Have in place systems, processes and staff training to meet the customer service requirements of the code, and not use high-pressure selling techniques to influence a customer's decision to buy a new home.

5. RESPONSIVENESS

Have in place a reliable after-sales service and effective complaints procedure to make sure responses to customer queries are clear, thorough and provided in good time.

6. TRANSPARENCY

Provide clear and accurate information about buying the new home, including tenure and any costs the customer may have to pay in the future, such as ground rents and service charges.

7. INDEPENDENCE

Make sure that customers know they should appoint independent legal advisers when buying a new home and that they have the right to ask for an independent pre-completion inspection before completion takes place.

8. INCLUSIVITY

Take steps to identify and provide appropriate support to vulnerable customers and make sure the code is available to all customers, including in appropriate formats and languages.

9. SECURITY

Make sure there are reasonable financial arrangements in place, through insurance or otherwise, to meet all their obligations under the code, including repaying deposits when they are due and any financial awards made by the New Homes Ombudsman Service.

10. COMPLIANCE

Meet the requirements of the code and the New Homes Ombudsman Service.





HAZEL PARK

—

Gresley Way, Stevenage SG2 7BG

Discover a better way to live
redrow.co.uk