BURDOCK PLACE

DIDCOT

Croudace
HOMES.CO.UK

5 STAR AWARD WINNING HOME BUILDER

Croudace Homes is delighted to have been awarded an HBF 5 Star Home Builder Customer Satisfaction Award for the tenth year running. More than 9 out of 10 of our customers would recommend our homes to their friends.

BURDOCK PLACE

— DIDCOT —

A SUPERB DEVELOPMENT OF 2, 3 & 4 BEDROOM HOMES IN DIDCOT, OXFORDSHIRE
WITH A BEAUTIFULLY DESIGNED NEIGHBOURHOOD PARK.

GENERAL DEVELOPMENT LAYOUT

Each home within Burdock Place is considered in design, generous in proportion and gives peace of mind with the distinctive high quality specification and service offered by a Croudace built home.

Plots 375-384 will be presented in a separate brochure. These plots are built to an alternative specification that includes new technology designed to lessen the impact our homes have on the environment. The energy usage and resource efficiency of these homes shall be monitored and used in Croudace's ongoing efforts to improve the sustainability of our developments.

* Affordable Housing Carport

THE KINGSDOWN
4 BEDROOM HOME
PLOTS 389 & 395

THE WESTBOURNE
4 BEDROOM HOME
PLOT 390

THE RADFORD
4 BEDROOM HOME
PLOTS 391, 392, 393 & 394

THE HARWELL
3 BEDROOM HOME
PLOTS 386, 387 & 388

THE CHARLBURY
3 BEDROOM HOME
PLOTS 396 & 415

THE IPSDEN
3 BEDROOM HOME
PLOTS 401 & 403

THE SHIPTON
3 BEDROOM HOME
PLOTS 408 & 409

THE CHALGROVE
3 BEDROOM HOME
PLOTS 385, 418, 405 & 412

THE BRIGHTWELL
3 BEDROOM HOME
PLOTS 397, 398, 399, 400, 402, 406, 407, 410 & 411

THE UPTON
2 BEDROOM HOME
PLOTS 416, 417 & 419

THE STOCKBURY
2 BEDROOM HOME
PLOTS 404, 413 & 414

THE KINGSDOWN

4 BEDROOM HOME

MODERN KITCHEN SPACE AND UTILITY

- Paula Rosa Manhattan designed Kitchen
- High quality furniture with soft close doors/drawers and recessed LED pelmet lighting
- Caesarstone worktops with up-stand and hob splashback to Kitchen
- Laminate worktops with up-stand to Utility
- Chimney extractor hood
- Stainless steel double electric oven with induction hob
- Integrated microwave
- Two integrated fridge/freezers
- Integrated dishwasher

DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors
- Built-in wardrobes to Master Bedroom
- Built-in wardrobe to Bedroom 2

QUALITY BATHROOM, EN SUITES AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathroom, En Suites and Cloakroom
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Walk-in shower enclosure with fixed glass panel and thermostatic digital shower including drench head & adjustable head/rail in En Suite 1
- Shower enclosure with thermostatic shower in En Suite 2
- Ceramic wall tiles and heated towel radiators

SECURITY AND PEACE OF MIND

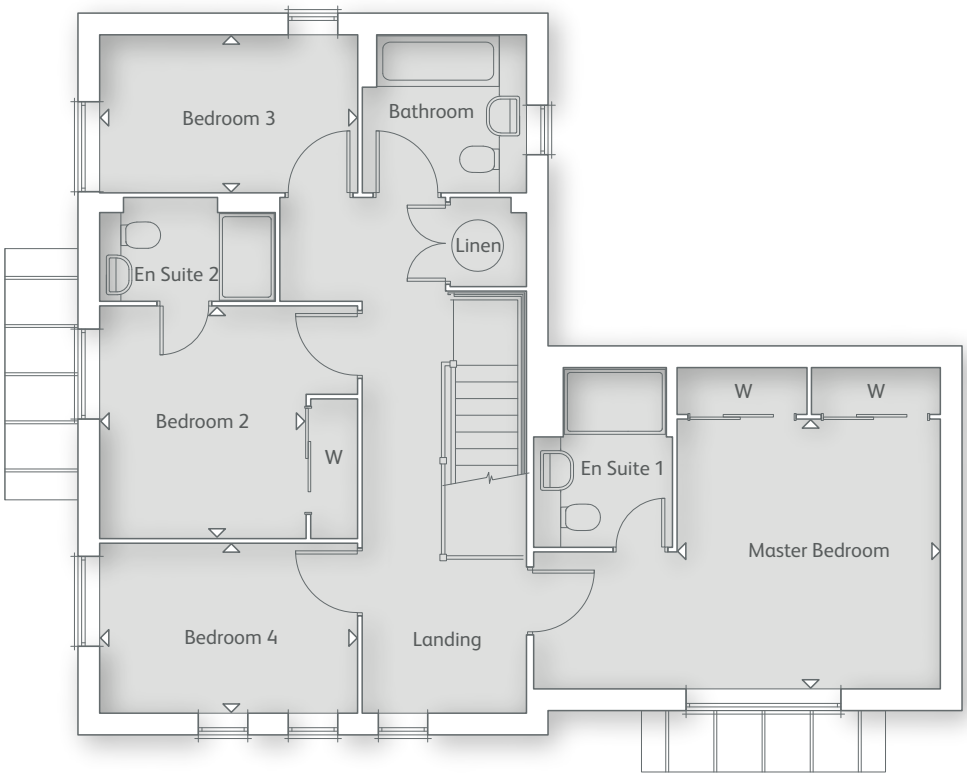
- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Intruder alarm
- Mains smoke and carbon monoxide alarms
- Hardwood front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

- LED downlights to Entrance Hall, Landing, Kitchen, Family/Dining Area, Utility, Bathroom and En Suites†
- Satellite dish provided & wired for Sky Q to Living Room (subscription required)
- TV point to Living Room, Kitchen, Family/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room, Master Bedroom and smallest bedroom

EXTERNAL FEATURES

- External power point, EV ready (subject to layout)
- Double garage
- Driveway parking
- Automatic garage door opener with remote control transmitters
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Water butt



FIRST FLOOR

Master Bedroom	3.68m x 3.59m	12' 0" x 11' 9"
Bedroom 2	3.17m x 2.80m	10' 4" x 9' 2"
Bedroom 3	3.52m x 2.13m	11' 6" x 6' 11"
Bedroom 4	3.52m x 2.30m	11' 6" x 7' 6"

GROUND FLOOR

Kitchen	3.64m x 3.09m	11' 11" x 10' 1"
Family/Dining Area	6.19m x 3.41m	20' 3" x 11' 2"
Living Room	5.63m x 4.39m	18' 5" x 14' 4"
Utility	2.06m x 1.92m	6' 9" x 6' 3"

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. †Where applicable/practicable.
For more information regarding garages, carports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.

THE WESTBOURNE

4 BEDROOM HOME

MODERN KITCHEN SPACE AND UTILITY

- Paula Rosa Manhattan designed Kitchen
- High quality furniture with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Chimney extractor hood
- Stainless steel double electric oven
- Induction hob with glass splashback
- Integrated fridge/freezer
- Integrated dishwasher
- Utility cupboard in Hall

DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors
- Built-in wardrobe to Master Bedroom
- Built-in wardrobe to Bedroom 2

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathroom and En Suite
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles
- Heated towel radiators

SECURITY AND PEACE OF MIND

- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

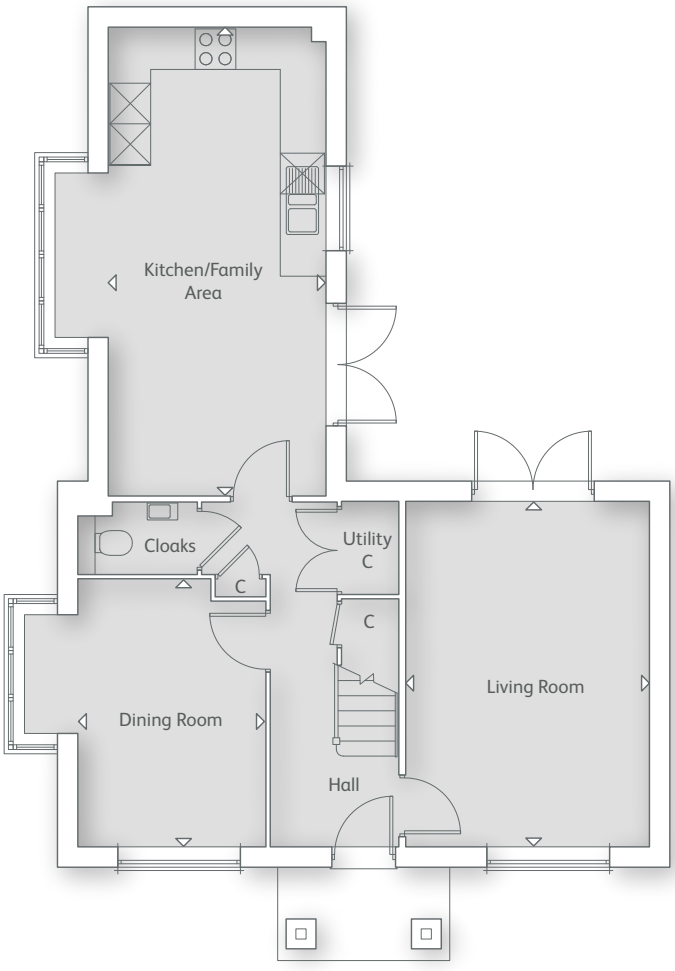
- LED downlights to Hall, Landing, Kitchen/Family Area, Utilty, Bathroom and En Suite†
- Satellite dish provided & wired for Sky Q to Living Room (subscription required)
- TV point to Living Room, Kitchen/Family Area, Dining Room and all bedrooms
- Cat 6 Home Network points to Living Room and Master Bedroom

EXTERNAL FEATURES

- Single garage
- Driveway parking
- External power point, EV ready (subject to layout)
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Slim space saver water butt

FIRST FLOOR

Master Bedroom	3.16m x 3.12m	10' 4" x 10' 2"
Bedroom 2	3.61m x 2.78m	11' 10" x 9' 1"
Bedroom 3	3.59m x 2.46m	11' 9" x 8' 0"
Bedroom 4	3.59m x 2.46m	11' 9" x 8' 0"



GROUND FLOOR

Kitchen/Family Area	6.86m x 3.16m	22’ 6” x 10' 4"
Living Room	5.04m x 3.54m	16’ 6” x 11’ 7”
Dining Room	3.90m x 2.72m	12’ 9” x 8’ 11”

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. †Where applicable/practicable.
For more information regarding garages and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.

THE RADFORD

4 BEDROOM HOME

MODERN KITCHEN SPACE AND UTILITY

- Paula Rosa Manhattan designed Kitchen
- High quality furniture with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen & Utility
- Chimney extractor hood
- Stainless steel double electric oven
- Induction hob with glass splashback
- Integrated fridge/freezer
- Integrated dishwasher
- Utility on second floor

DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors
- Built-in wardrobe to Master Bedroom
- Built-in storage to Bedroom 3
- Built-in wardrobe to Bedroom 4

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathroom and En Suite
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles
- Heated towel radiators

SECURITY AND PEACE OF MIND

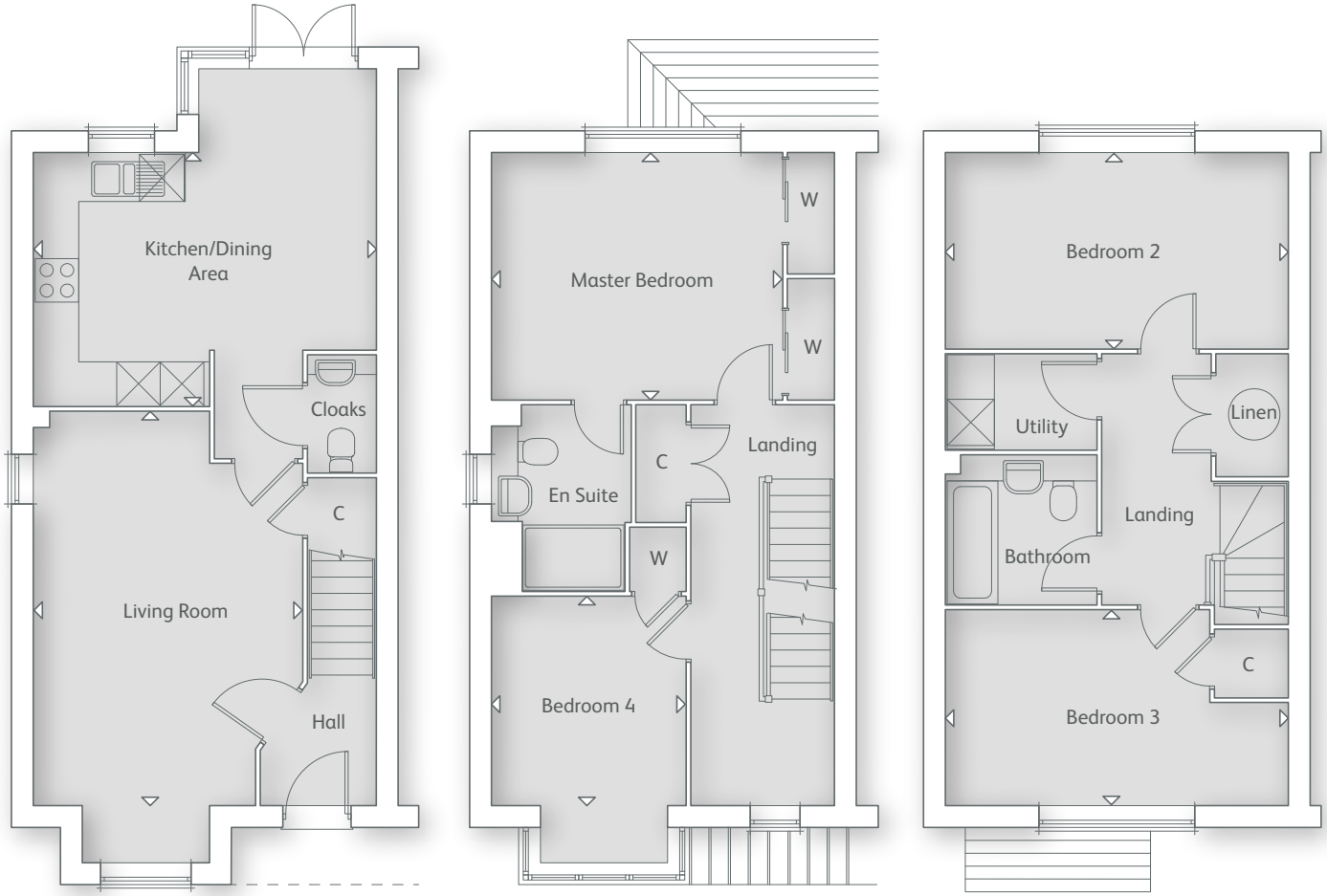
- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen/Dining Area, Utility, Bathroom and En Suite†
- Satellite dish provided & wired for Sky Q to Living Room (subscription required)
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and Master Bedroom

EXTERNAL FEATURES

- Single garage
- Off-street parking
- External power point, EV ready (subject to layout)
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Slim space saver water butt



GROUND FLOOR

Kitchen/Dining Area
4.67m x 3.44m 15' 3" x 11' 3"

Living Room
5.38m x 3.65m 17' 7" x 11' 11"

FIRST FLOOR

Master Bedroom
3.95m x 3.35m 12' 11" x 10' 11"

Bedroom 4
2.83m x 2.62m 9' 3" x 8' 7"

SECOND FLOOR

Bedroom 2
4.67m x 2.65m 15' 3" x 8' 8"

Bedroom 3
4.67m x 2.65m 15' 3" x 8' 8"

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For more information regarding garages and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.

THE HARWELL

3 BEDROOM HOME

MODERN KITCHEN SPACE

- Paula Rosa Manhattan designed Kitchen
- High quality furniture with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Chimney extractor hood
- Stainless steel double electric oven
- Induction hob with glass splashback
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washing machine

DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors
- Built-in wardrobe to Master Bedroom

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathroom and En Suite
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles
- Heated towel radiators

SECURITY AND PEACE OF MIND

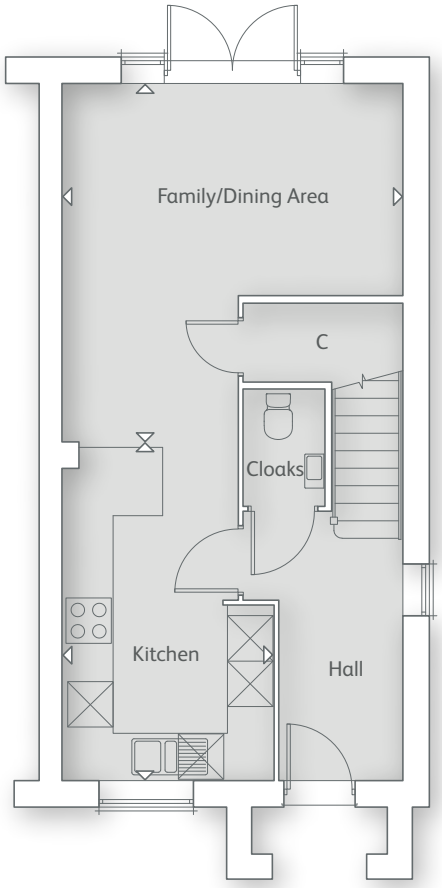
- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

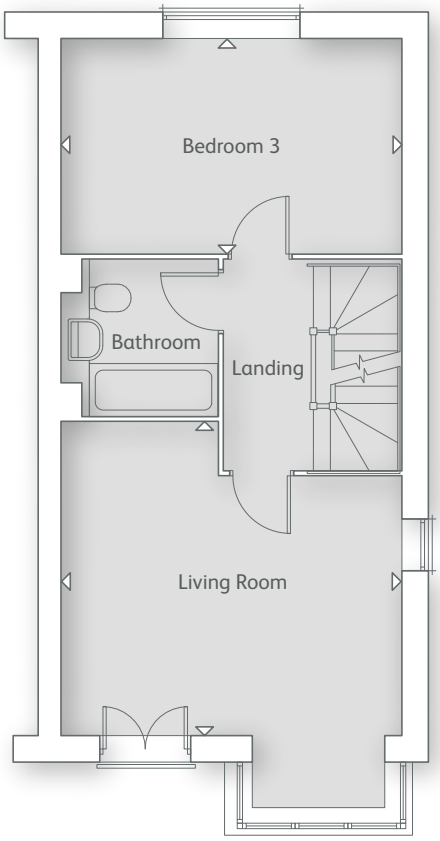
ELECTRICAL AND COMFORT

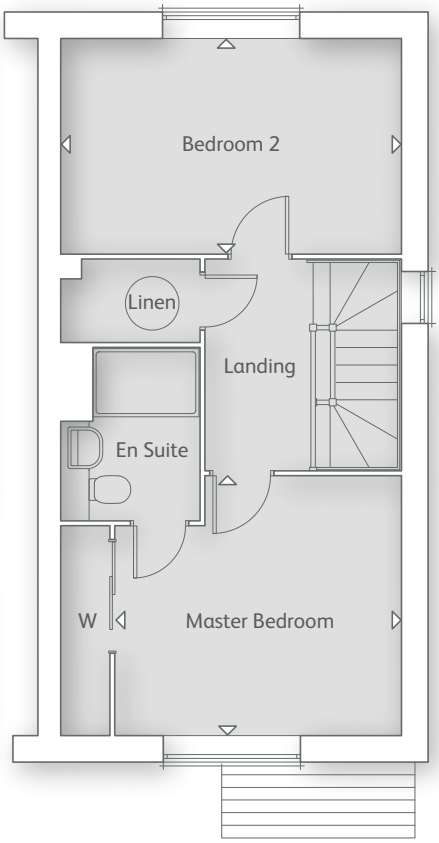
- LED downlights to Hall, Landing, Kitchen, Bathroom and En Suite†
- Satellite dish provided & wired for Sky Q to Living Room (subscription required)
- TV point to Living Room, Family/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and Master Bedroom

EXTERNAL FEATURES

- Timber-framed carport
- Off-street parking
- External power point, EV ready (subject to layout)
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Slim space saver water butt







GROUND FLOOR

Kitchen
4.41m x 2.74m 14' 5" x 8' 11"

Family/Dining Area
4.67m x 4.44m 15' 3" x 14' 6"

FIRST FLOOR

Living Room
4.44m x 4.09m 14' 6" x 13' 5"

Bedroom 3
4.44m x 2.79m 14' 6" x 9' 1"

SECOND FLOOR

Master Bedroom
3.73m x 3.37m 12' 2" x 11' 0"

Bedroom 2
4.44m x 2.79m 14' 6" x 9' 1"

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. †Where applicable/practicable.
For more information regarding garages and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.

THE CHARLBURY

3 BEDROOM HOME

MODERN KITCHEN SPACE AND UTILITY

- Paula Rosa Manhattan designed Kitchen
- High quality furniture with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Chimney extractor hood
- Stainless steel double electric oven
- Induction hob with glass splashback
- Integrated fridge/freezer
- Integrated dishwasher
- Utility cupboard in Hall

DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors
- Built-in wardrobe to Master Bedroom

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathroom and En Suite
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles
- Heated towel radiators

SECURITY AND PEACE OF MIND

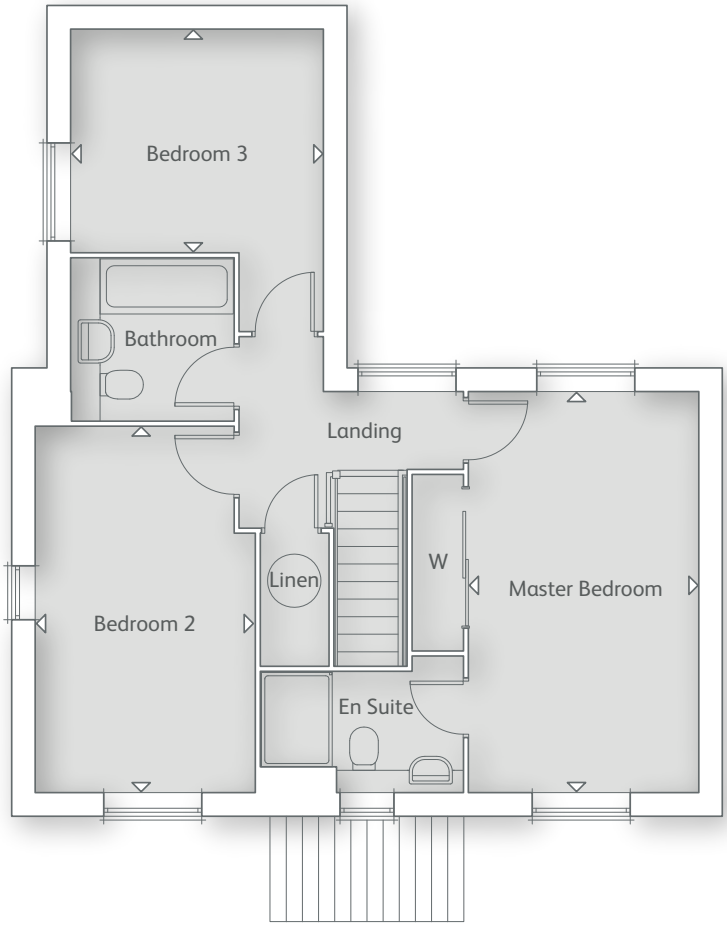
- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen, Bathroom and En Suite†
- Satellite dish provided & wired for Sky Q to Living Room (subscription required)
- TV point to Living Room, Kitchen, Dining Room and all bedrooms
- Cat 6 Home Network points to Living Room and Master Bedroom

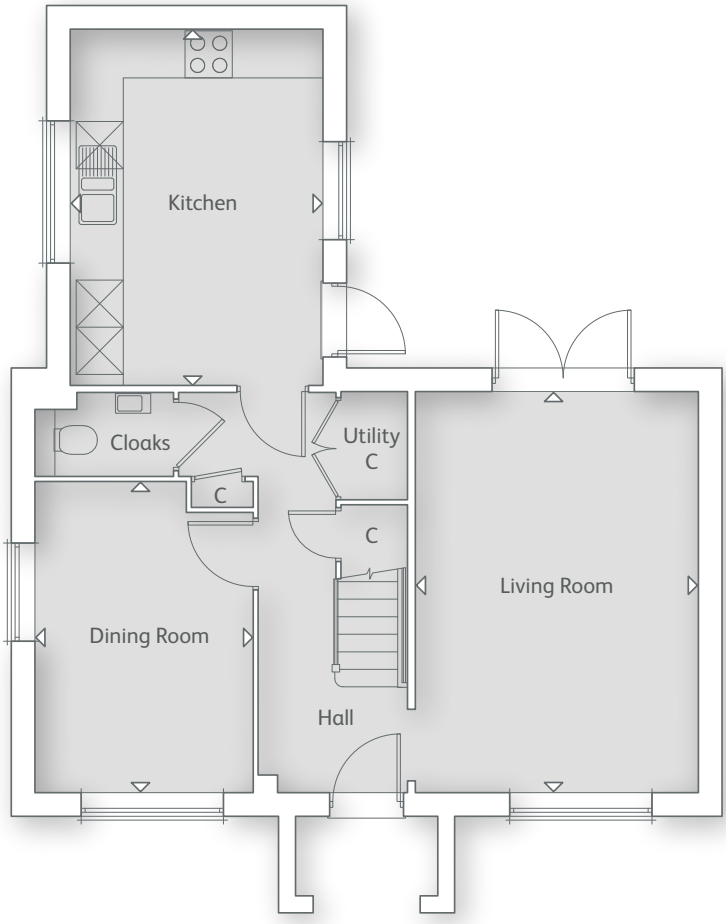
EXTERNAL FEATURES

- Timber-framed carport
- Driveway parking
- External power point, EV ready (subject to layout)
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Slim space saver water butt



FIRST FLOOR

Master Bedroom 5.04m x 2.87m	16' 6" x 9' 5"
Bedroom 2 4.60m x 2.74m	15' 1" x 8' 11"
Bedroom 3 3.16m x 2.78m	10' 4" x 9' 1"



GROUND FLOOR

Kitchen 4.47m x 3.16m	14' 8" x 10' 4"
Living Room 5.04m x 3.54m	16' 6" x 11' 7"
Dining Room 3.90m x 2.72m	12' 9" x 8' 11"

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. †Where applicable/practicable.
For more information regarding garages and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.

THE IPSDEN

3 BEDROOM HOME

MODERN KITCHEN SPACE AND UTILITY

- Paula Rosa Manhattan designed Kitchen
- High quality furniture with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Chimney extractor hood
- Stainless steel single electric oven
- Induction hob with glass splashback
- Space for fridge/freezer
- Utility cupboard in Hall

DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors
- Built-in wardrobe to Master Bedroom

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathroom and En Suite
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles
- Heated towel radiators

SECURITY AND PEACE OF MIND

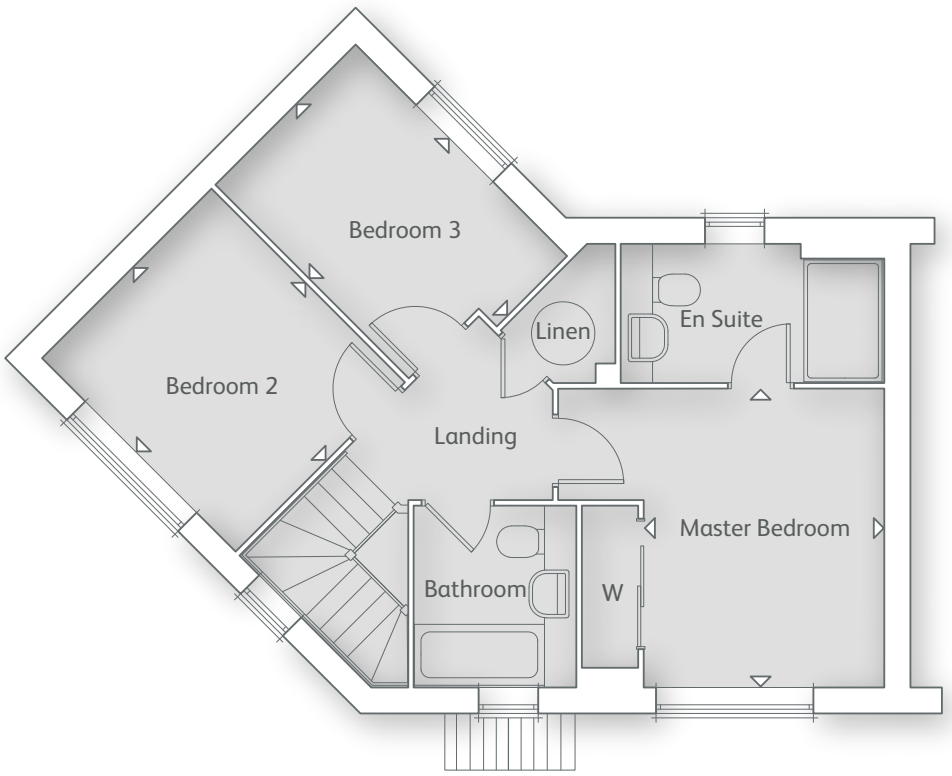
- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom and En Suite†
- Satellite dish provided & wired for Sky Q to Living Room (subscription required)
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and Master Bedroom

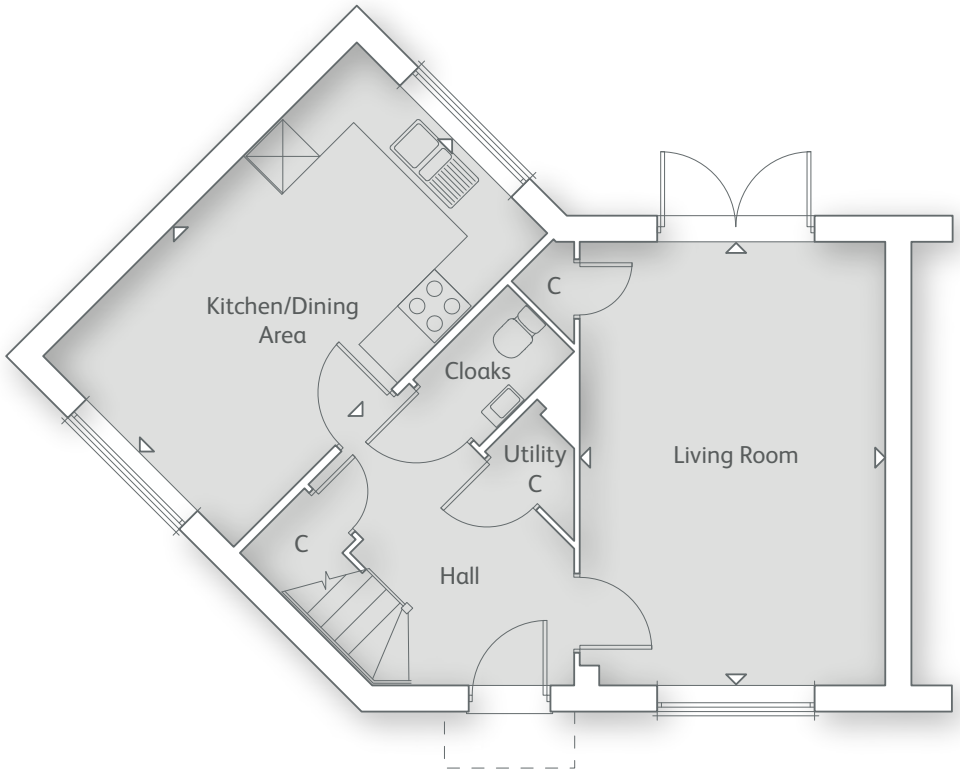
EXTERNAL FEATURES

- Timber framed carport
- Driveway parking
- External power point, EV ready (subject to layout)
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Slim space saver water butt



FIRST FLOOR

Master Bedroom	3.39m x 2.71m	11' 1" x 8' 10"
Bedroom 2	3.09m x 2.70m	10' 1" x 8' 10"
Bedroom 3	3.38m x 2.22m	11' 1" x 7' 3"



GROUND FLOOR

Kitchen/Dining Area	5.04m x 3.04m	16' 6" x 9' 11"
Living Room	5.04m x 3.46m	16' 6" x 11' 4"

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For more information regarding garages and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.

THE SHIPTON

3 BEDROOM HOME

MODERN KITCHEN SPACE

- Paula Rosa Manhattan designed Kitchen
- High quality furniture with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Chimney extractor hood
- Stainless steel single electric oven
- Induction hob with glass splashback
- Space for fridge/freezer
- Integrated washing machine

DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors
- Built-in wardrobe to Master Bedroom

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathroom, En Suite and Cloakroom
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles
- Heated towel radiators

SECURITY AND PEACE OF MIND

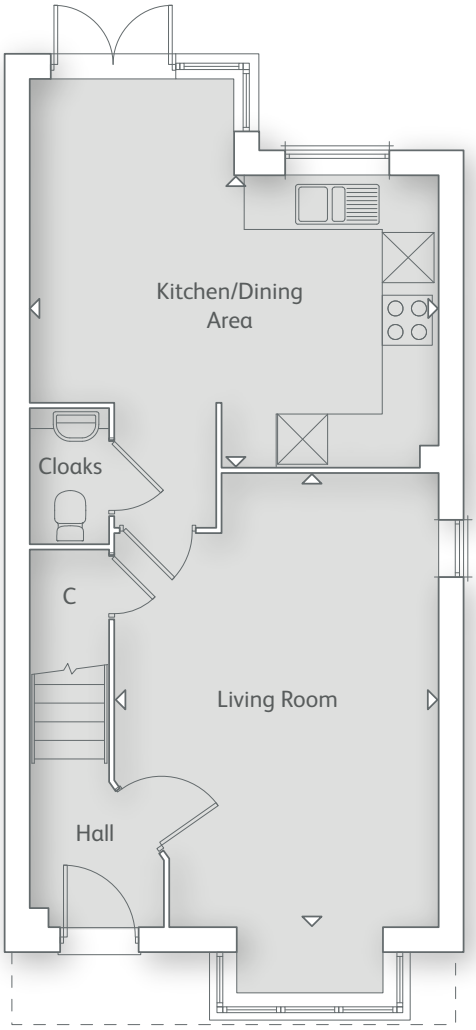
- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

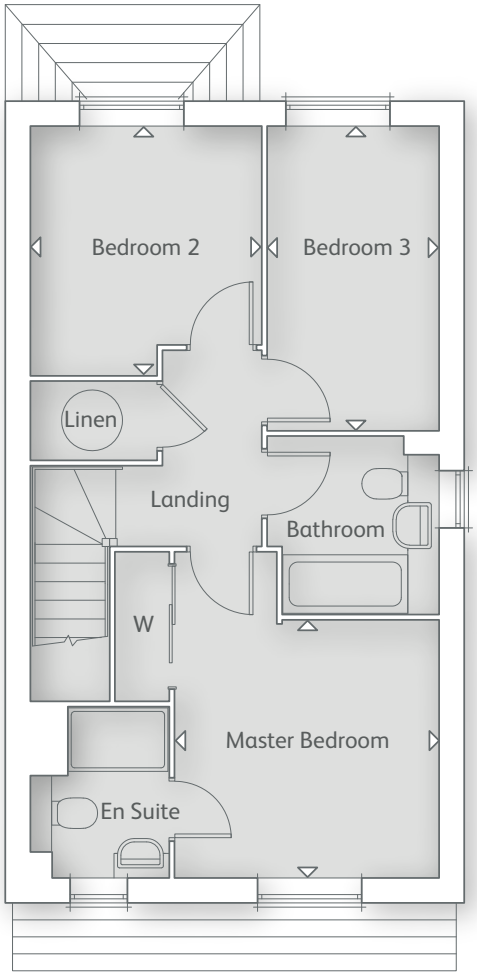
ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom and En Suite†
- Satellite dish provided & wired for Sky Q to Living Room (subscription required)
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and Master Bedroom

EXTERNAL FEATURES

- Timber framed carport
- Driveway parking
- External power point, EV ready (subject to layout)
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Slim space saver water butt





GROUND FLOOR

Kitchen/Dining Area
4.84m x 3.45m 15' 10" x 11' 3"

Living Room
5.39m x 3.82m 17' 8" x 12' 6"

FIRST FLOOR

Master Bedroom
3.11m x 3.03m 10' 2" x 9' 11"

Bedroom 2
2.93m x 2.71m 9' 7" x 8' 10"

Bedroom 3
3.59m x 2.00m 11' 9" x 6' 6"

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. †Where applicable/practicable.
For more information regarding garages and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.

THE CHALGROVE

3 BEDROOM HOME

MODERN KITCHEN SPACE

- Paula Rosa Manhattan designed Kitchen
- High quality furniture with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Chimney extractor hood
- Stainless steel single electric oven
- Induction hob with glass splashback
- Space for fridge/freezer
- Integrated washing machine

DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors
- Built-in wardrobe to Master Bedroom

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathroom and En Suite
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles
- Heated towel radiators

SECURITY AND PEACE OF MIND

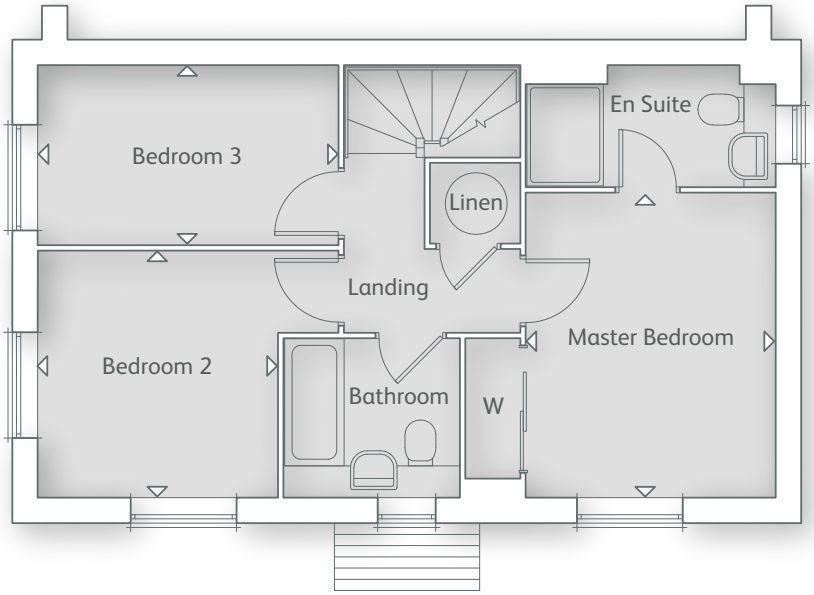
- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom and En Suite†
- Satellite dish provided & wired for Sky Q to Living Room (subscription required)
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and Master Bedroom

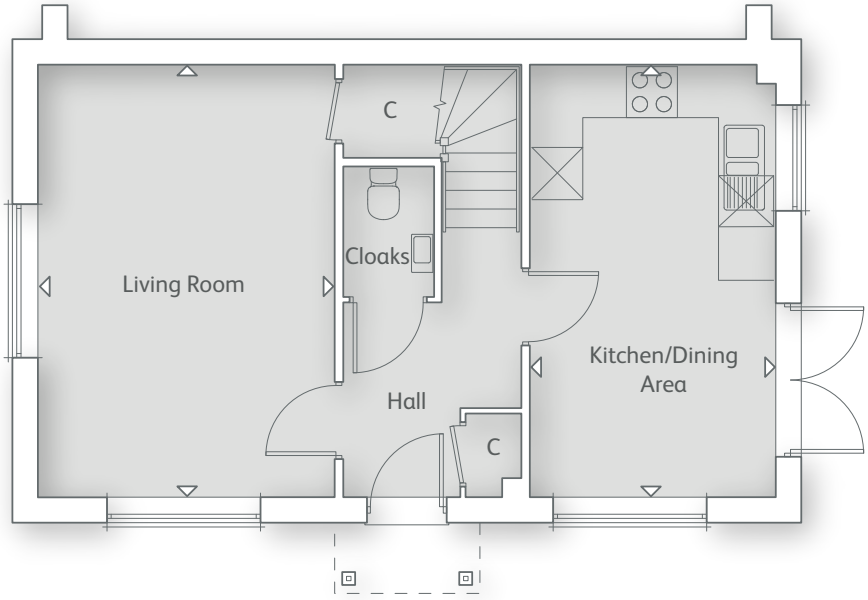
EXTERNAL FEATURES

- Timber-framed carport (plots 405, 412 & 418)
- Driveway parking (plots 385 & 418)
- Off-street parking (plots 405 & 412)
- External power point, EV ready (subject to layout)
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Slim space saver water butt



FIRST FLOOR

Master Bedroom	3.54m x 2.89m	11' 7" x 9' 5"
Bedroom 2	2.85m x 2.77m	9' 4" x 9' 1"
Bedroom 3	3.50m x 2.08m	11' 5" x 6' 9"



Bay window to plot 418 only

GROUND FLOOR

Kitchen/Dining Area	5.04m x 2.84m	16' 6" x 9' 3"
Living Room	5.04m x 3.44m	16' 6" x 11' 3"

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. †Where applicable/practicable.
For more information regarding garages and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.

THE BRIGHTWELL

3 BEDROOM HOME

MODERN KITCHEN SPACE

- Paula Rosa Manhattan designed Kitchen
- High quality furniture with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Chimney extractor hood
- Stainless steel single electric oven
- Induction hob with glass splashback
- Space for fridge/freezer
- Integrated washing machine

DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors
- Built-in wardrobe to Master Bedroom

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathroom and En Suite
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles
- Heated towel radiators

SECURITY AND PEACE OF MIND

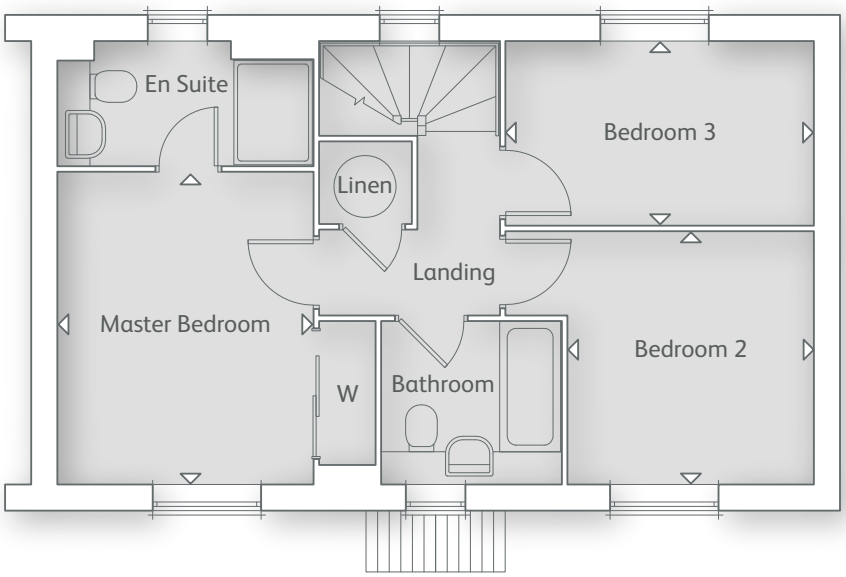
- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom and En Suite†
- Satellite dish provided & wired for Sky Q to Living Room (subscription required)
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and Master Bedroom

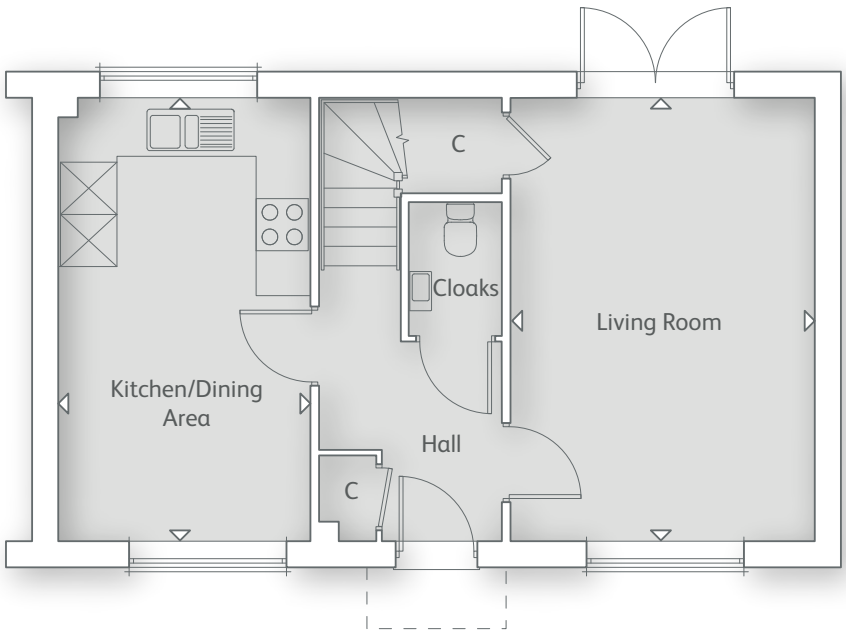
EXTERNAL FEATURES

- Timber framed carport
- Driveway parking (plots 397, 398, 399, 400, 406, 407, 410 & 411)
- Off-street parking (plot 402 only)
- External power point, EV ready (subject to layout)
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Slim space saver water butt



FIRST FLOOR

Master Bedroom	3.54m x 2.89m	11' 7" x 9' 5"
Bedroom 2	2.85m x 2.77m	9' 4" x 9' 1"
Bedroom 3	3.50m x 2.08m	11' 5" x 6' 9"



GROUND FLOOR

Kitchen/Dining Area	5.04m x 2.84m	16' 6" x 9' 3"
Living Room	5.04m x 3.44m	16' 6" x 11' 3"

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. †Where applicable/practicable.
For more information regarding garages and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.

THE UPTON

2 BEDROOM HOME

MODERN KITCHEN SPACE

- Paula Rosa Manhattan designed Kitchen
- High quality furniture with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Chimney extractor hood
- Stainless steel single electric oven
- Induction hob with glass splashback
- Space for fridge/freezer
- Integrated washing machine

DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors
- Built-in wardrobe to Master Bedroom

QUALITY EN SUITES AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to En Suites and Cloakroom
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suites
- Ceramic wall tiles
- Heated towel radiators

SECURITY AND PEACE OF MIND

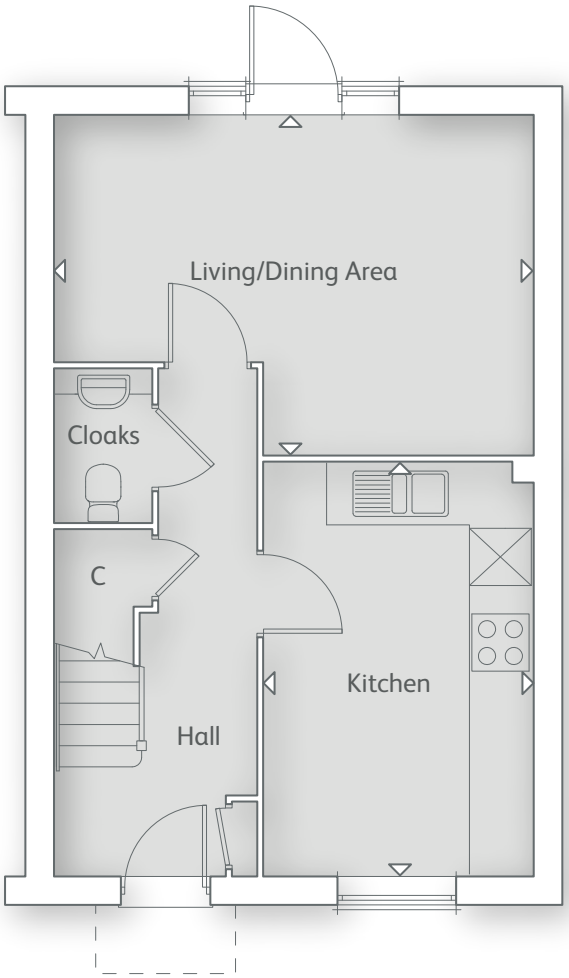
- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

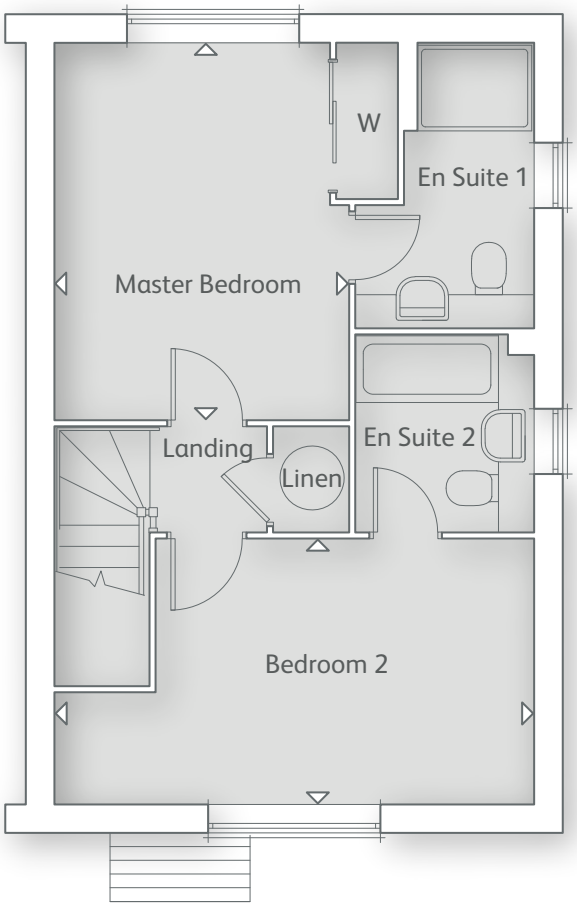
ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen and En Suites†
- Satellite dish provided & wired for Sky Q to Living/Dining Area (subscription required)
- TV point to Living/Dining Area, Kitchen and all bedrooms
- Cat 6 Home Network points to Living/Dining Area and Master Bedroom

EXTERNAL FEATURES

- Timber-framed carport
- Driveway parking (plots 416 & 417)
- Off-street parking (plot 419 only)
- External power point, EV ready (subscription to layout)
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Slim space saver water butt





GROUND FLOOR

Kitchen
4.30m x 2.78m 14' 1" x 9' 1"

Living/Dining Area
4.98m x 3.52m 16' 4" x 11' 6"

FIRST FLOOR

Master Bedroom
3.91m x 3.04m 12' 9" x 9' 11"

Bedroom 2
4.98m x 2.73m 16' 4" x 8' 11"

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. †Where applicable/practicable.
For more information regarding garages and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.

THE STOCKBURY

2 BEDROOM HOME

MODERN KITCHEN SPACE

- Paula Rosa Manhattan designed Kitchen
- High quality furniture with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Chimney extractor hood
- Stainless steel single electric oven
- Induction hob with glass splashback
- Space for fridge/freezer
- Integrated washing machine

DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors
- Built-in wardrobe to Master Bedroom

QUALITY BATHROOM AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathroom
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Ceramic wall tiles
- Heated towel radiators

SECURITY AND PEACE OF MIND

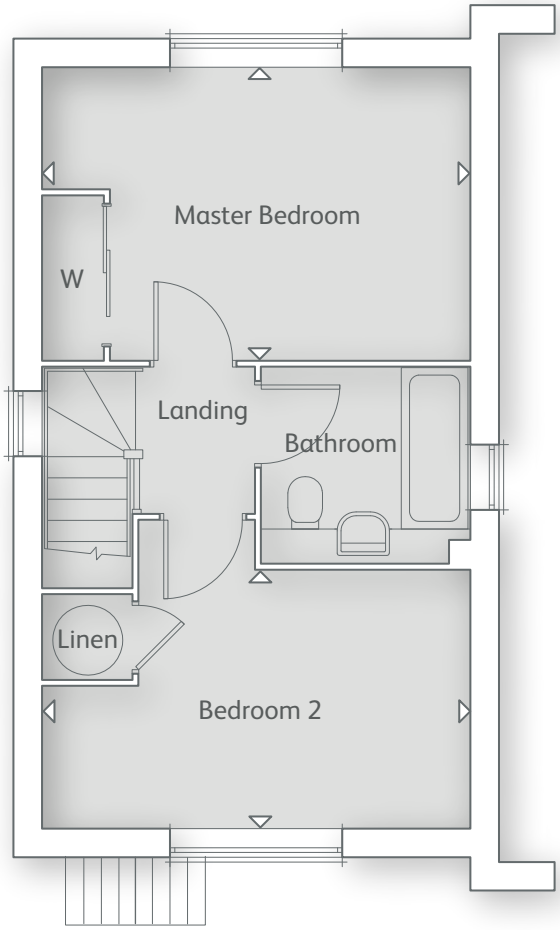
- Brick and block construction
- NHBC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Living/Dining Area, Kitchen and Bathroom†
- Satellite dish provided & wired for Sky Q to Living/Dining Area (subscription required)
- TV point to Living/Dining Area, Kitchen and all bedrooms
- Cat 6 Home Network points to Living/Dining Area and Master Bedroom

EXTERNAL FEATURES

- Timber framed carport
- Driveway parking
- External power point, EV ready (subject to layout)
- Outdoor patio space with gated access
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Slim space saver water butt



GROUND FLOOR

Kitchen
3.16m x 2.27m 10' 4" x 7' 5"

Living/Dining Area
4.50m x 4.44m 14' 9" x 14' 6"

FIRST FLOOR

Master Bedroom
4.44m x 3.02m 14' 6" x 9' 10"

Bedroom 2
4.44m x 2.66m 14' 6" x 8' 8"

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. †Where applicable/practicable.
For more information regarding garages and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.

HIVE

NHBC

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The contents of this brochure have been produced in good faith. Architectural details and elevational treatments, including window or porch styles and positions, may vary from those shown; bay windows are plot specific.

All dimensions are approximate. All imagery, including trees and landscaping, are illustrative. Please check with one of our Sales Consultants for detailed information regarding your chosen home style and/or plot. We continually review the specification of our product and reserve the right to amend it. Although it is our intention that information given regarding garages, carports and parking is truthful, these aspects are subject to change as Burdock Place progresses. This brochure does not form part of any contract or constitute an offer.

Date of Preparation April 2022.

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Willowbrook Park

A COMMITMENT TO QUALITY

Croudace Homes takes great pride in providing our customers with expert advice and guidance, to ensure that every stage of the home buying process is as clear and straight forward as possible.

We regularly seek feedback from customers who have bought and moved into their Croudace home and use what we learn alongside research we conduct into changes in lifestyles to ensure our designs are continually enhanced and improved.

Ecological and environmental aspects of construction are of the utmost importance and are at the forefront of all our designs, as well as the entire build process. Croudace homes are designed to maximise energy efficiency and minimise their impact on the local environment.

Croudace Homes is uncompromising in its commitment to providing customers with the highest quality homes and peerless after-sales care. We are proud to receive excellent ratings from independent customer satisfaction surveys, which place us amongst the finest home builders in the country.

We understand that buying a home is one of the biggest decisions one can make, which is why we aim to simplify the process as much as possible. We hope you decide to buy a Croudace home and wish you many happy years living in it.

Russell Denness,
Group Chief Executive

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