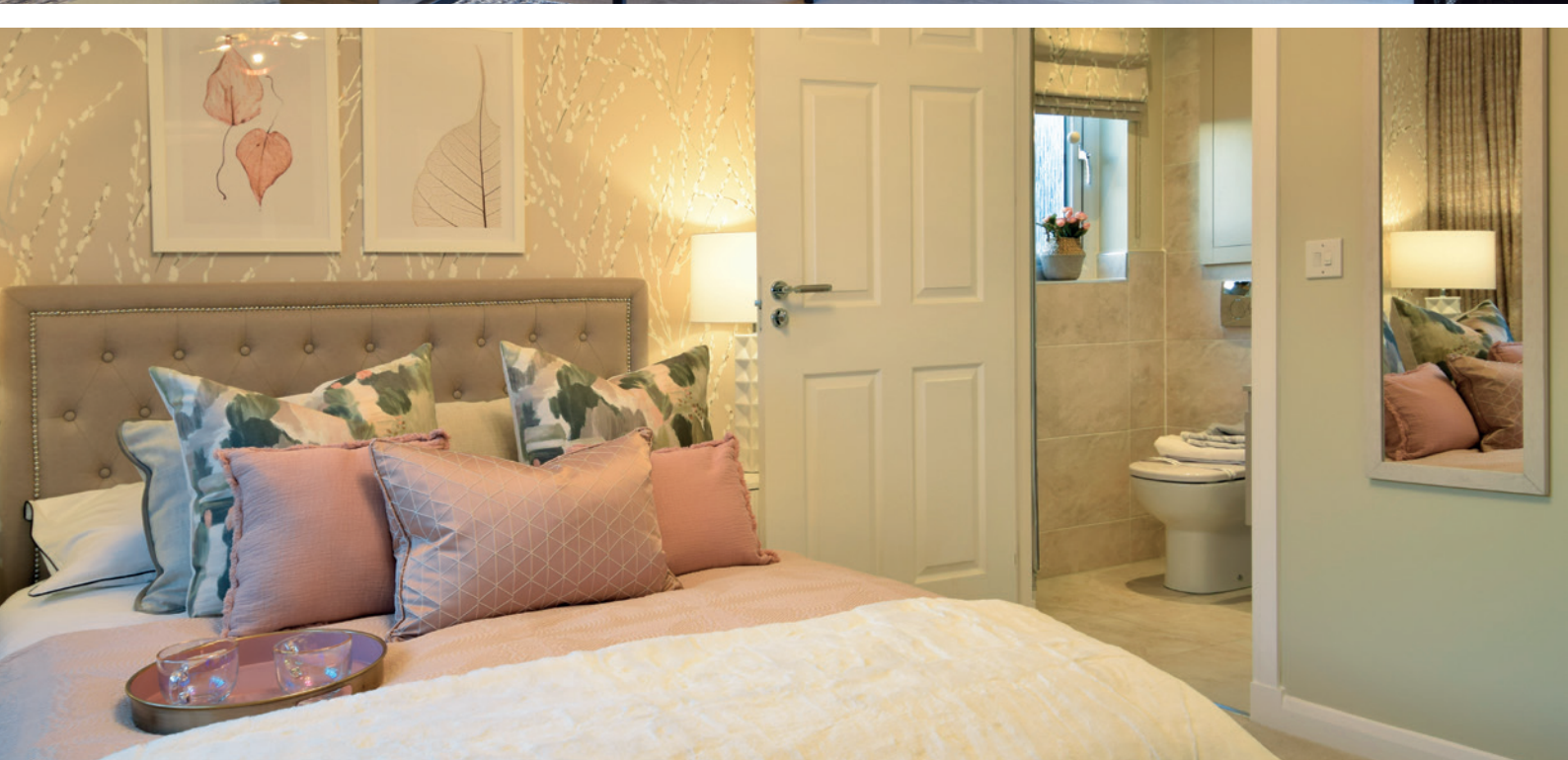


ROSEBERRY PARK  
**TRANENT**



**WALKER**

GROUP



## ROSEBERRY PARK TRANENT

### WELCOME TO ROSEBERRY PARK

---

Roseberry Park continues the Walker Group tradition of pairing our high quality family homes with a great location to match in historic Tranent. This is our sixth new build development in the area and buyers can be assured of our trusted reputation to deliver attractive new homes within desirable developments. Our choice of 100 new properties, offering a range of three, four and five bedroom family homes, in a sought after location

south of the town in Windygoul, reflects this commitment. Surrounded by open countryside, close to award winning beaches and golf courses, Roseberry Park offers a terrific environment for families and is equally appealing to commuting professionals seeking excellent connectivity to Edinburgh and beyond.

We look forward to welcoming you to Roseberry Park.

### LET THE BEAUTY OF THE NATURAL COASTLINE INSPIRE YOU

---

With its atmospheric landscape and striking coastline, including award-winning beaches like the beautiful Gosford Sands, and some of the finest links golf courses, there's plenty of exploring to do from your doorstep.

Tranent itself has a thriving high street with many historic attractions sitting alongside an array of shops, restaurants and bustling bars, as well as two leading supermarkets.

For an alternative shopping experience, the larger nearby town of Musselburgh has plenty to offer, not to

mention its famous racecourse. Fort Kinnaird Shopping Centre is also a short drive away.

Roseberry Park is well served by a regular bus network whilst local train stations are located at Wallyford and Musselburgh.

Windygoul Primary is just a few minutes' walk, with a further two primaries and a main secondary school also within easy reach.

### WHY BUY FROM WALKER

---

The starting point for every house we design is you and we conduct extensive research into what customers really want.

The kitchen is the heart of every home, offering the ideal place not just to cook, but to entertain, do homework or relax in front of the television. Many of our properties come with open plan kitchens in contemporary designs with dining areas and family rooms opening into the garden, bringing outdoor adventures inside. The design of our homes incorporates an impressive

amount of storage, ideal for families with lots of belongings to tuck away.

Unlike many of our competitors, we include a number of extras as standard features such as enhanced appliances, turf to gardens and 1.8 meter garden fences. You also have the opportunity to personalise your home to make it feel uniquely yours by selecting from our range of contemporary kitchens and impressive bathrooms.



# ROSEBERRY PARK TRANENT



ALBURY 13•14•15•18•19•20•23•24•25

KENNEDY 21•22

DENHOLM 12•16•17•26

BELMONT 28•29•48•58

MCINTOSH 1•3•8•43•71

NORBURY 2•5•6•37•38•51•53•54•57•69•70•92

KIDSTON 42•83

CHICHESTER 84•86•87•90

HADDON 4•7•9•34•41•49•52•56•64•65•67•81•91•93

BRAMPTON 66•68

CANTERBURY 47•60•77•97

CANTERBURY CORNER 27•30•80•82•99

GLADSTONE 11•32•44•46•59•74•76•78•85•98

DENNINGTON 35•40

THORNBRIDGE 36•39•55•61•62•94•100

ROXBURGH 75•79

ROXBURGH CORNER 33•88•89

OAKLEIGH 45•72•96

GLENBROOK 10•31•73

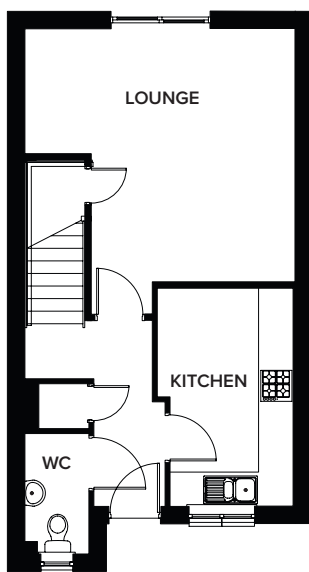
LONGSTONE 50•63•95





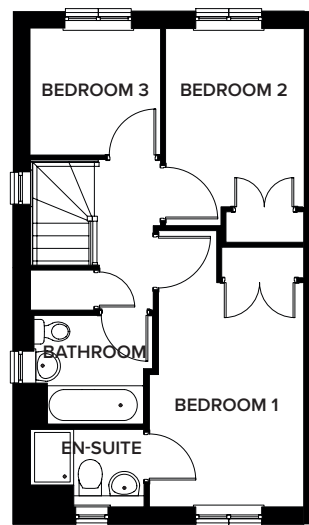


**ALBURY 3 BEDROOM TERRACE (84m<sup>2</sup> / 914 SQ FT)**



Ground Floor

	METRIC	IMPERIAL
Lounge	4.6m x 4.9m	15'1" x 16'
Kitchen	3.96m x 2.5m	12'11" x 8'2"
WC	2.2m x 1.17m	7'2" x 3'10"



\*Upper hall and bathroom windows included in end terrace only.

First Floor

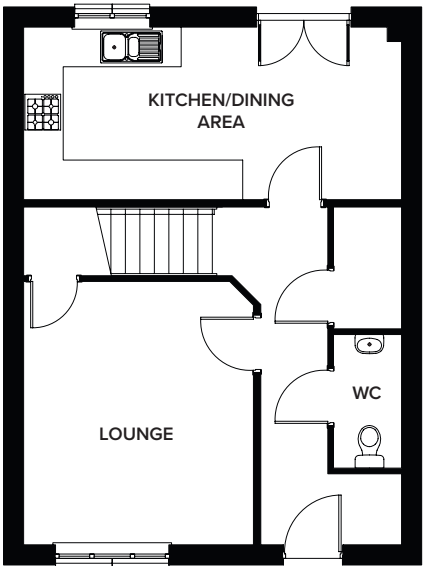
	METRIC	IMPERIAL
Bedroom 1	4.06m x 2.6m	13'3" x 8'6"
En-Suite	1.4m x 2.05m	4'7" x 6'8"
Bedroom 2	3.2m x 2.49m	10'5" x 8'2"
Bedroom 3	2.3m x 2.3m	7'6" x 7'6"
Bathroom	1.99m x 2.2m	6'6" x 7'2"

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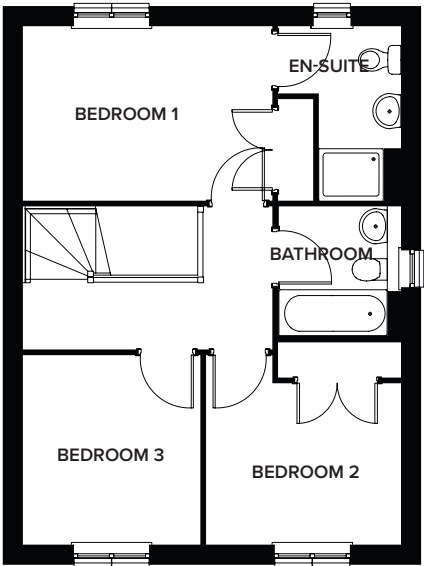


**KENNEDY 3 BEDROOM SEMI DETACHED (93m<sup>2</sup> / 1009 SQ FT)**



Ground Floor

	METRIC	IMPERIAL
Lounge	4.1m x 3.6m	13'5" x 11'9"
Kitchen/Dining Area	2.7m x 5.9m	8'10" x 19'4"
WC	2.09m x 1.06m	6'10" x 3'5"



First Floor

	METRIC	IMPERIAL
Bedroom 1	2.7m x 3.9m	8'10" x 12'9"
En-Suite	2.75m x 1.9m	9' x 6'2"
Bedroom 2	2.5m x 3.05m	8'2" x 10'
Bedroom 3	2.96m x 2.77m	9'8" x 9'1"
Bathroom	2.02m x 1.9m	6'7" x 6'2"

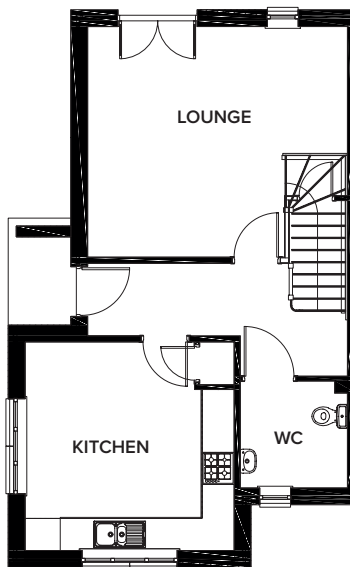
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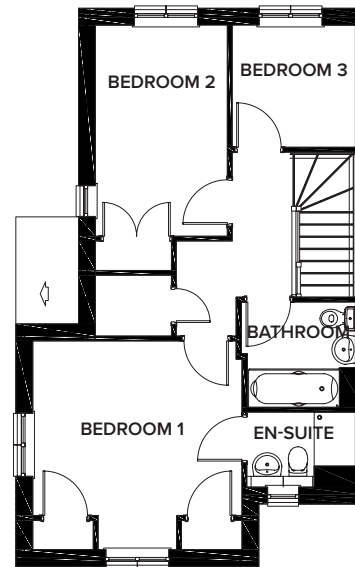


### DENHOLM 3 BEDROOM END TERRACE (99m<sup>2</sup> / 1068 SQ FT)



Ground Floor

	METRIC	IMPERIAL
Lounge	4.3m x 4.9m	14'1" x 16'
Kitchen	3.9m x 3.9m	12'9" x 12'9"
WC	2.02m x 2.04m	6'7" x 6'8"



First Floor

	METRIC	IMPERIAL
Bedroom 1	3.9m x 3.9m	12'9" x 12'9"
En-Suite	1.4m x 2.04m	4'7" x 6'8"
Bedroom 2	3.96m x 2.49m	12'11" x 8'2"
Bedroom 3	2.3m x 2.3m	7'6" x 7'6"
Bathroom	1.99m x 2.18m	6'6" x 7'1"

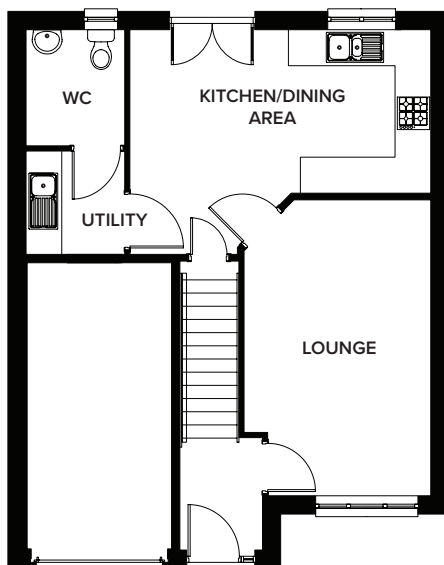
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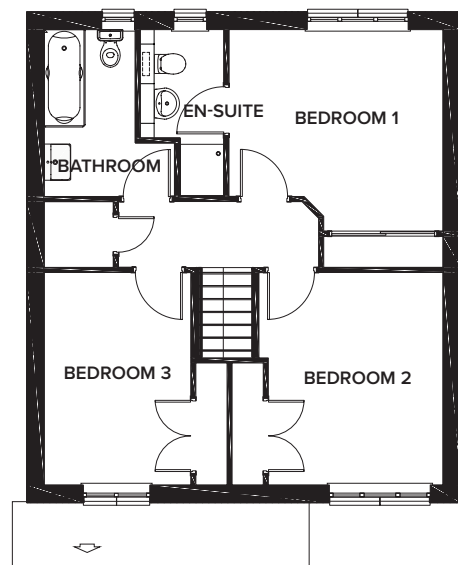


### BELMONT 3 BEDROOM DETACHED (102m<sup>2</sup> / 1106 SQ FT)



Ground Floor

	METRIC	IMPERIAL
Lounge	5.1m x 3.26m	16'8" x 10'8"
Kitchen/Dining Area	2.8m x 5.2m	9'2" x 17'
Utility Room	1.8m x 1.7m	5'10" x 5'6"
WC	2.02m x 1.7m	6'7" x 5'6"



First Floor

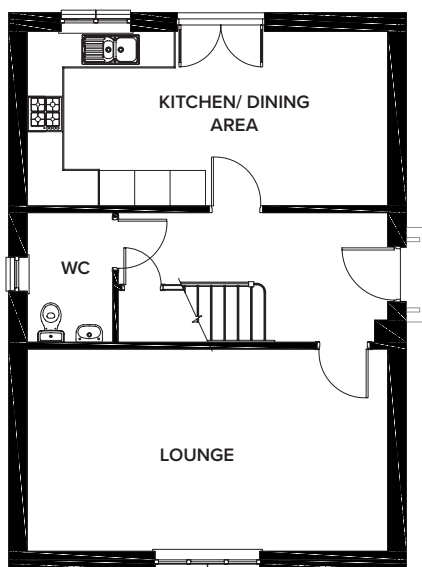
	METRIC	IMPERIAL
Bedroom 1	3.57m x 3.79m	11'8" x 12'5"
En-Suite	2.96m x 1.5m	9'8" x 4'11"
Bedroom 2	3.76m x 3.1m	12'4" x 10'2"
Bedroom 3	3.76m x 2.6m	12'4" x 8'6"
Bathroom	2.96m x 1.6m	9'8" x 5'2"

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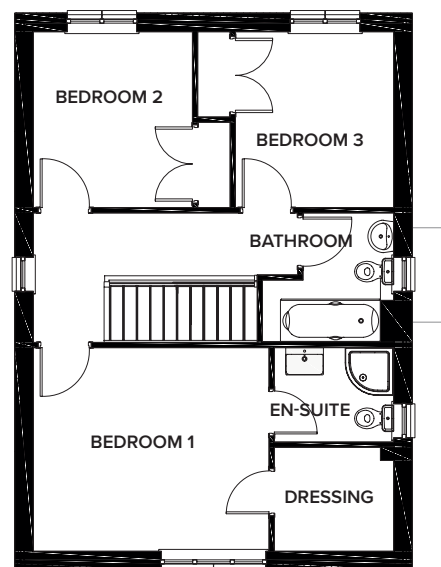


### MCINTOSH 3 BEDROOM DETACHED (107m<sup>2</sup> / 1159 SQ FT)



Ground Floor

	METRIC	IMPERIAL
Lounge	3.45m x 6.1m	11'3" x 20'
Kitchen/Dining Area	2.98m x 6.1m	9'9" x 20'
WC	2.2m x 1.47m	7'2" x 4'9"



First Floor

	METRIC	IMPERIAL
Bedroom 1	3.47m x 4.02m	11'4" x 13'2"
En-Suite	1.6m x 2.05m	5'2" x 6'8"
Dressing	1.78m x 2.05m	5'10" x 6'8"
Bedroom 2	3m x 2.7m	9'10" x 8'10"
Bedroom 3	3m x 2.7m	9'10" x 8'10"
Bathroom	2.2m x 2.18m	7'2" x 7'1"

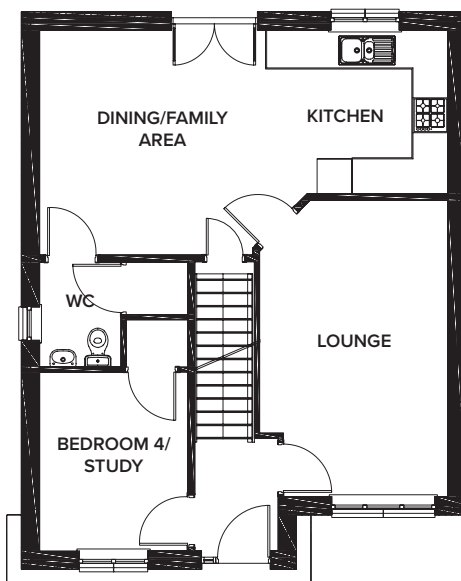
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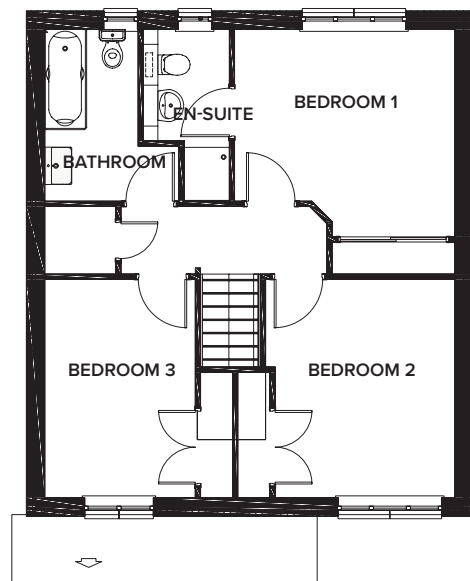


### NORBURY 4 BEDROOM DETACHED (116m<sup>2</sup> / 1254 SQ FT)



Ground Floor

	METRIC	IMPERIAL
Lounge	5.1m x 3.26m	16'8" x 10'8"
Kitchen	2.8m x 3.26m	9'2" x 10'8"
Dining/Family Area	3.89m x 3.78m	12'9" x 12'4"
Bedroom 4/Study	3.1m x 2.5m	10'2" x 8'2"
WC	1.8m x 1.4m	5'10" x 4'7"



First Floor

	METRIC	IMPERIAL
Bedroom 1	3.57m x 3.79m	11'8" x 12'5"
En-Suite	2.96m x 1.5m	9'8" x 4'11"
Bedroom 2	3.76m x 3.1m	12'4" x 10'2"
Bedroom 3	3.76m x 2.6m	12'4" x 8'6"
Bathroom	2.96m x 1.6m	9'8" x 5'2"

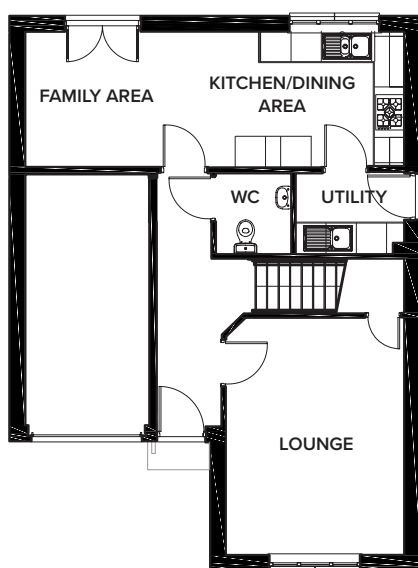
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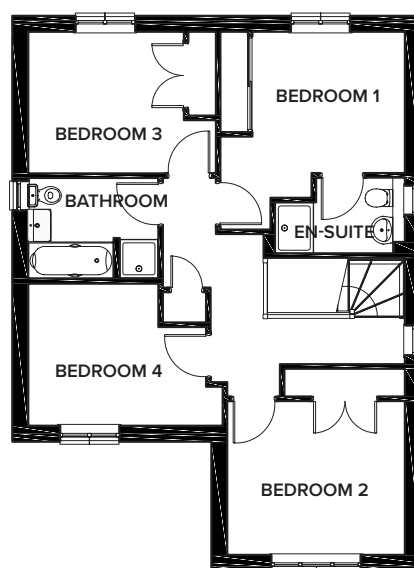


### KIDSTON 4 BEDROOM DETACHED (121m<sup>2</sup> / 1310 SQ FT)



Ground Floor

	METRIC	IMPERIAL
Lounge	4.7m x 3.56m	15'5" x 11'8"
Kitchen/Dining Area	2.7m x 3.76m	8'10" x 12'4"
Family Area	2.7m x 3.76m	8'10" x 12'4"
Utility Room	1.6m x 2.15m	5'2" x 7'
WC	1.6m x 1.5m	5'2" x 4'11"



First Floor

	METRIC	IMPERIAL
Bedroom 1	2.8m x 3.06m	9'2" x 10'
En-Suite	1.5m x 2.6m	4'11" x 8'6"
Bedroom 2	3.06m x 3.56m	10' x 11'8"
Bedroom 3	2.8m x 3.1m	9'2" x 10'2"
Bedroom 4	2.8m x 3.87m	9'2" x 12'8"
Bathroom	2.26m x 2.6m	7'4" x 8'6"

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### CHICHESTER 3 BEDROOM DETACHED BUNGALOW (122m<sup>2</sup> / 1320 SQ FT)



#### Ground Floor

	METRIC	IMPERIAL
Lounge	7.1m x 3.99m	23'3" x 13'1"
Kitchen/Family Area	5.27m x 5.68m	17'3" x 18'7"
Utility Room	1.9m x 2.69m	6'2" x 8'9"
Bathroom	2.3m x 2.02m	7'6" x 6'7"

#### First Floor

	METRIC	IMPERIAL
Bedroom 1	3.06m x 4.19m	10' x 13'8"
En-Suite	1.65m x 2.8m	5'4" x 9'2"
Bedroom 2	3m x 3.18m	9'10" x 10'5"
Bedroom 3	3m x 3.03m	9'10" x 9'11"

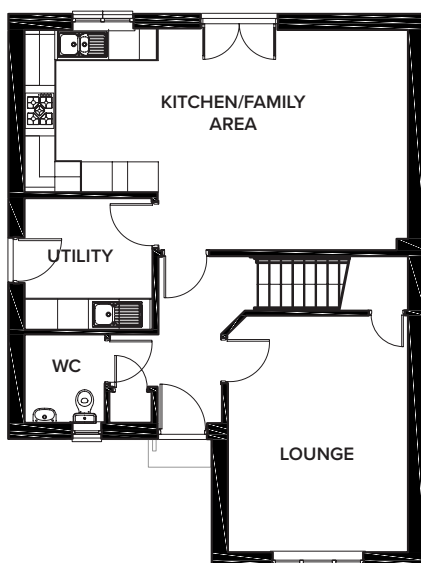
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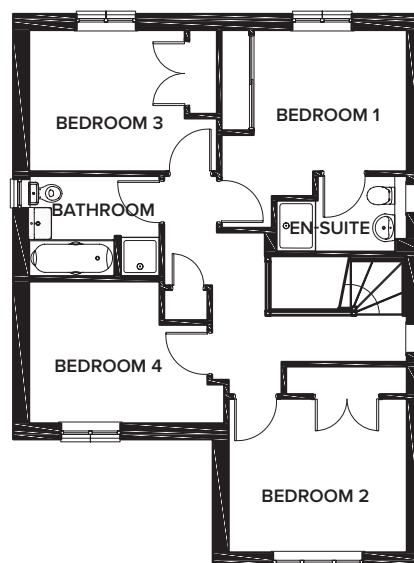


## HADDON 4 BEDROOM DETACHED (134m<sup>2</sup> / 1452 SQ FT)



Ground Floor

	METRIC	IMPERIAL
Lounge	4.72m x 3.56m	15'5" x 11'8"
Kitchen/Family Area	4.39m x 7.5m	14'4" x 24'7"
Utility	2.6m x 2.5m	8'6" x 8'2"
WC	1.79m x 1.6m	5'10" x 5'2"



First Floor

	METRIC	IMPERIAL
Bedroom 1	2.8m x 3.06m	9'2" x 10'
En-Suite	1.5m x 2.6m	4'11" x 8'6"
Bedroom 2	3.06m x 3.5m	10' x 11'5"
Bedroom 3	2.8m x 3.1m	9'2" x 10'2"
Bedroom 4	2.83m x 3.87m	9'3" x 12'8"
Bathroom	2.02m x 2.6m	6'7" x 8'6"

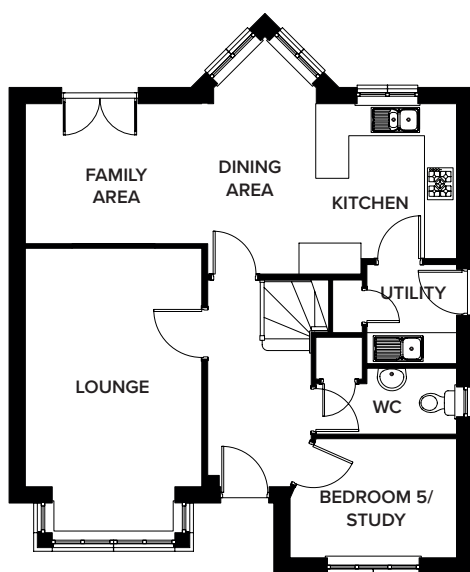
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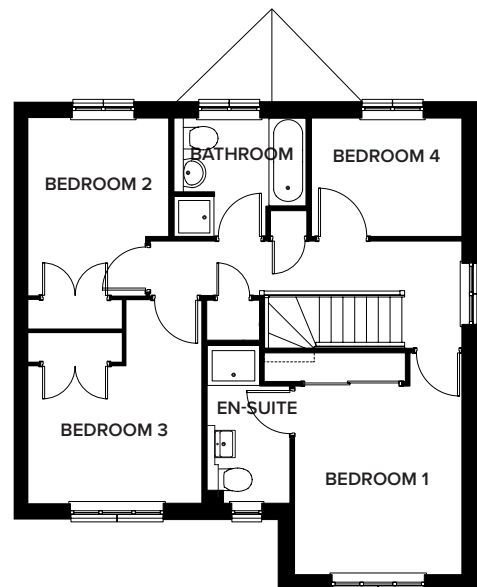


### BRAMPTON 5 BEDROOM DETACHED (136m<sup>2</sup> / 1467 SQ FT)



Ground Floor

	METRIC	IMPERIAL
Lounge	4.6m x 3.4m	15'1" x 11'1"
Kitchen/Dining Area	3.02m x 4.8m	9'10" x 15'8"
Family Area	2.7m x 3.46m	8'10" x 11'4"
Bedroom 5/Study	2.3m x 3.2m	7'6" x 10'5"
Utility Room	1.9m x 1.7m	6'2" x 5'6"
WC	1.3m x 2.7m	4'3" x 8'10"



First Floor

	METRIC	IMPERIAL
Bedroom 1	4.2m x 3.2m	13'9" x 10'5"
En-Suite	3.04m x 1.6m	9'11" x 5'2"
Bedroom 2	3.4m x 2.7m	11'1" x 8'10"
Bedroom 3	3.9m x 3.36m	12'9" x 11'
Bedroom 4	2.3m x 2.9m	7'6" x 9'6"
Bathroom	2.3m x 2.59m	7'6" x 8'5"

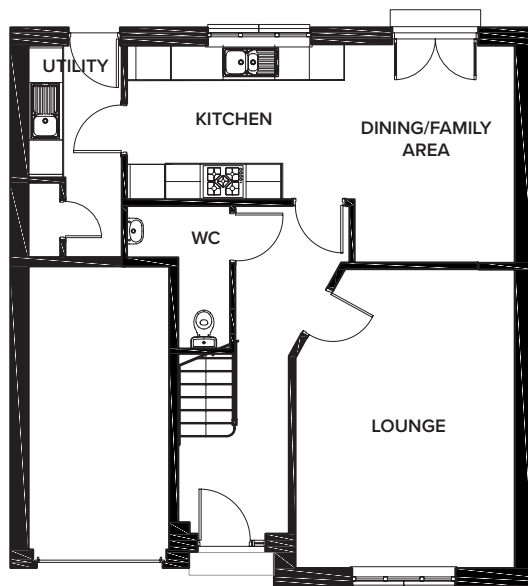
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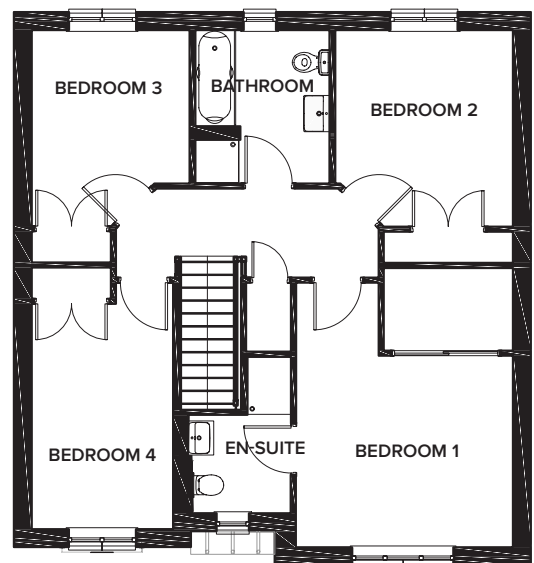


### CANTERBURY 4 BEDROOM DETACHED (137m<sup>2</sup> / 1474 SQ FT)



Ground Floor

	METRIC	IMPERIAL
Lounge	5.2m x 3.8m	17' x 12'5"
Kitchen	2.7m x 3.9m	8'10" x 12'9"
Dining/Family Area	3.8m x 2.8m	12'5" x 9'2"
Utility Room	3.8m x 1.6m	12'5" x 5'2"
WC	2.5m x 1.8m	8'2" x 5'10"



First Floor

	METRIC	IMPERIAL
Bedroom 1	3.4m x 3.8m	11'1" x 12'5"
En-Suite	2.75m x 1.98m	9' x 6'5"
Bedroom 2	3.48m x 3.15m	11'5" x 10'4"
Bedroom 3	3.48m x 2.8m	11'5" x 9'2"
Bedroom 4	3.99m x 2.5m	13'1" x 8'2"
Bathroom	2.7m x 2.4m	9'10" x 7'10"

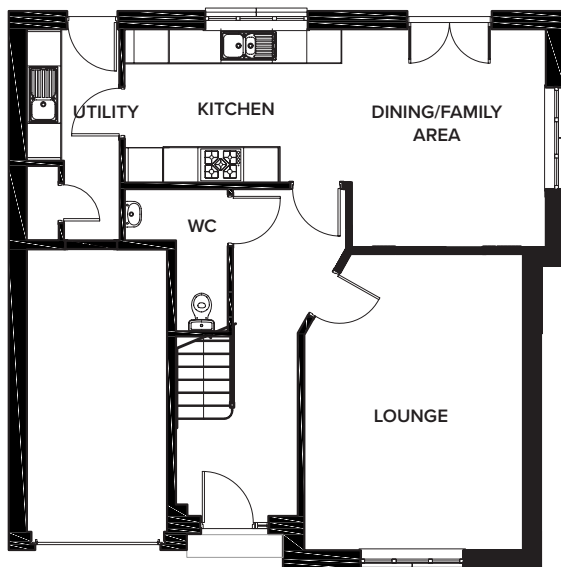
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### CANTERBURY CORNER 4 BEDROOM DETACHED (143m<sup>2</sup> / 1543 SQ FT)



Ground Floor

	METRIC	IMPERIAL
Lounge	5.2m x 3.8m	17' x 12'5"
Kitchen	2.7m x 3.9m	8'10" x 12'9"
Dining/Family Area	3.8m x 3.4m	12'5" x 11'1"
Utility Room	3.8m x 1.6m	12'5" x 5'2"
WC	2.5m x 1.8m	8'2" x 5'10"



First Floor

	METRIC	IMPERIAL
Bedroom 1	3.4m x 4m	11'1" x 13'1"
En-Suite	2.6m x 1.98m	8'6" x 6'5"
Bedroom 2	3.48m x 3.75m	11'5" x 12'3"
Bedroom 3	3.48m x 2.8m	11'5" x 9'2"
Bedroom 4	3.99m x 2.5m	13'1" x 8'2"
Bathroom	2.7m x 2.4m	9'10" x 7'10"

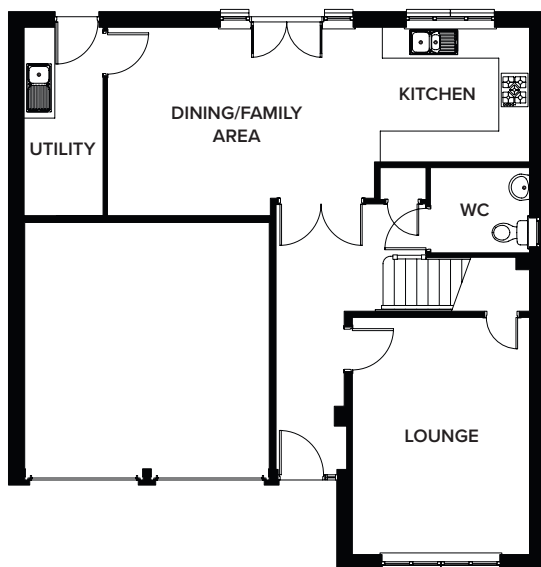
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### GLADSTONE 4 BEDROOM DETACHED (144m<sup>2</sup> / 1559 SQ FT)



Ground Floor

	METRIC	IMPERIAL
Lounge	4.8m x 3.6m	15'8" x 11'9"
Kitchen	2.7m x 3.56m	8'10" x 11'8"
Dining/Family Area	3.8m x 4.98m	12'5" x 16'4"
Utility Room	3.8m x 1.6m	12'5" x 5'2"
WC	1.7m x 2.02m	5'6" x 6'7"



First Floor

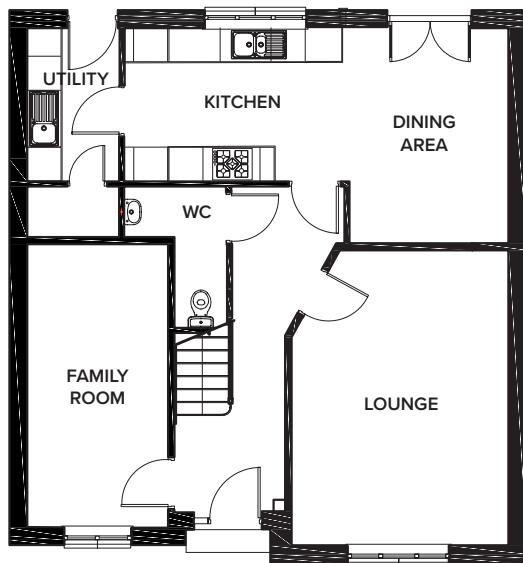
	METRIC	IMPERIAL
Bedroom 1	3.3m x 3.7m	10'9" x 12'1"
En-Suite	1.5m x 2.27m	4'11" x 7'5"
Bedroom 2	3.18m x 3.46m	10'5" x 11'4"
Bedroom 3	3.48m x 2.99m	11'5" x 9'9"
Bedroom 4	3.48m x 2.7m	11'5" x 8'10"
Bathroom	3.18m x 2.3m	10'5" x 7'6"

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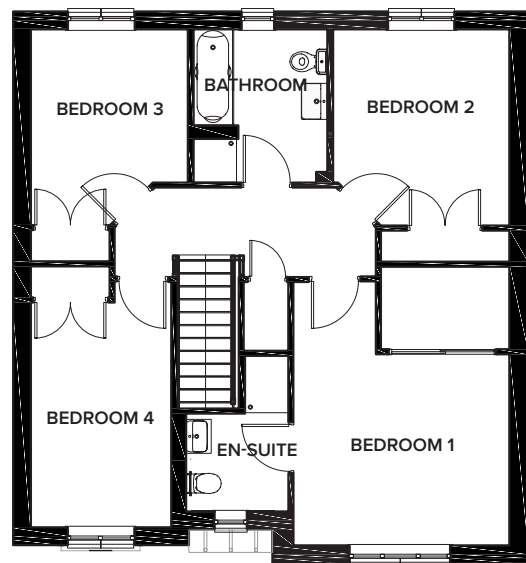


## DENNINGTON 4 BEDROOM DETACHED (150m<sup>2</sup> / 1618 SQ FT)



Ground Floor

	METRIC	IMPERIAL
Lounge	5.2m x 3.8m	17' x 12'5"
Kitchen	2.7m x 3.9m	8'10" x 12'9"
Dining Area	3.8m x 2.8m	12'5" x 9'2"
Family Room	5m x 2.5m	16'4" x 8'2"
Utility Room	2.7m x 1.6m	8'10" x 5'2"
WC	2.5m x 1.8m	8'2" x 5'10"



First Floor

	METRIC	IMPERIAL
Bedroom 1	3.4m x 3.8m	11'1" x 12'5"
En-Suite	2.75m x 1.99m	9' x 6'6"
Bedroom 2	3.48m x 3.15m	11'5" x 10'4"
Bedroom 3	3.48m x 2.8m	11'5" x 9'2"
Bedroom 4	3.9m x 2.5m	12'9" x 8'2"
Bathroom	2.7m x 2.4m	8'10" x 7'10"

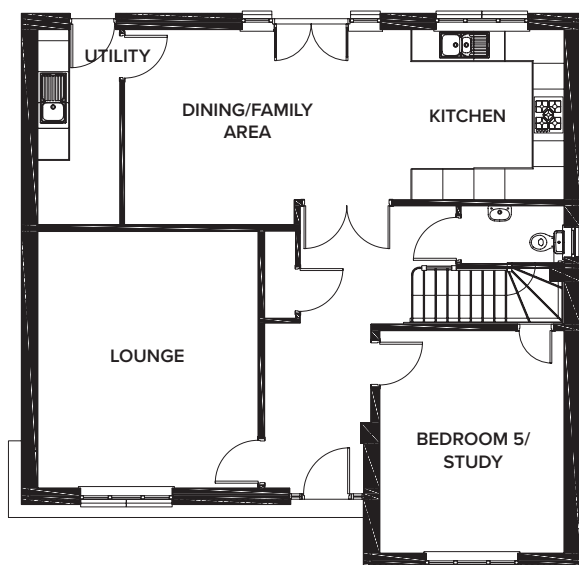
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## THORNBRIDGE 5 BEDROOM DETACHED (167m<sup>2</sup> / 1799 SQ FT)



Ground Floor

	METRIC	IMPERIAL
Lounge	5.01m x 4.3m	16'5" x 14'1"
Kitchen	3.3m x 3.56m	10'9" x 11'8"
Dining/Family Area	3.8m x 4.98m	12'5" x 16'4"
Bedroom 5/Study	4.35m x 3.6m	14'3" x 11'9"
Utility Room	3.8m x 1.6m	12'5" x 5'2"
WC	1.1m x 2.02m	3'7" x 6'7"



First Floor

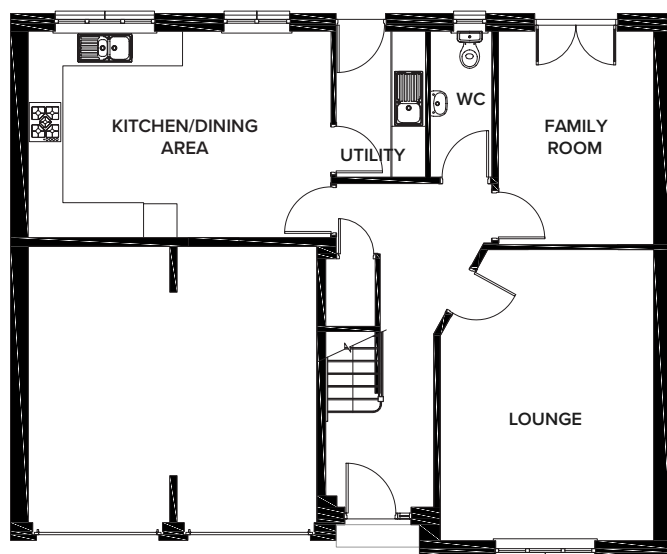
	METRIC	IMPERIAL
Bedroom 1	3.3m x 3.7m	10'9" x 12'1"
En-Suite	1.5m x 2.27m	4'11" x 7'5"
Bedroom 2	3.18m x 3.46m	10'5" x 11'4"
Bedroom 3	3.48m x 2.99m	11'5" x 9'9"
Bedroom 4	3.48m x 2.7m	11'5" x 8'10"
Bathroom	3.18m x 2.3m	10'5" x 7'6"

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### ROXBURGH 5 BEDROOM DETACHED (169m<sup>2</sup> / 1828 SQ FT)



Ground Floor

	METRIC	IMPERIAL
Lounge	5.2m x 3.8m	17' x 12'5"
Kitchen/Dining Area	3.7m x 5.4m	12'1" x 17'8"
Family Room	3.8m x 2.8m	12'5" x 9'2"
Utility Room	2.6m x 1.6m	8'6" x 5'2"
WC	2.6m x 1.1m	8'6" x 3'7"



First Floor

	METRIC	IMPERIAL
Bedroom 1	4.6m x 3.9m	15'1" x 12'9"
En-Suite 1	2.7m x 1.9m	8'10" x 6'2"
Bedroom 2	3.8m x 3.3m	12'5" x 10'9"
En-Suite 2	2.7m x 1.5m	8'10" x 4'11"
Bedroom 3	3.3m x 3.7m	10'9" x 12'1"
Bedroom 4	4.1m x 2.57m	13'5" x 8'5"
Bedroom 5	4.1m x 2.57m	13'5" x 8'5"
Bathroom	2.7m x 2.4m	8'10" x 7'10"

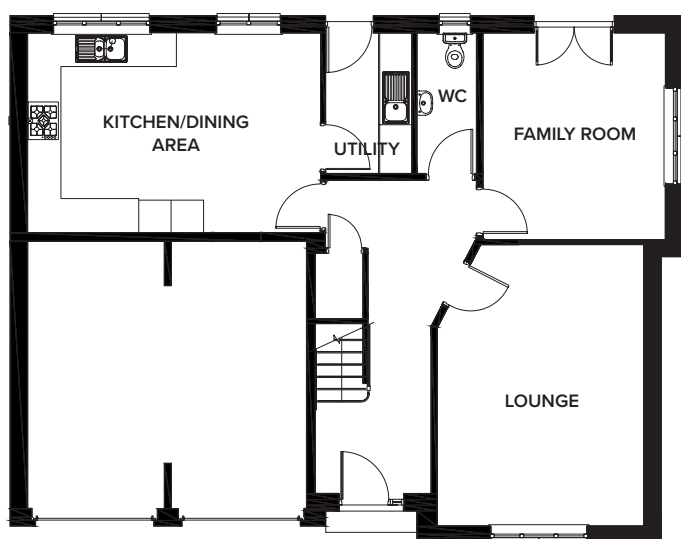
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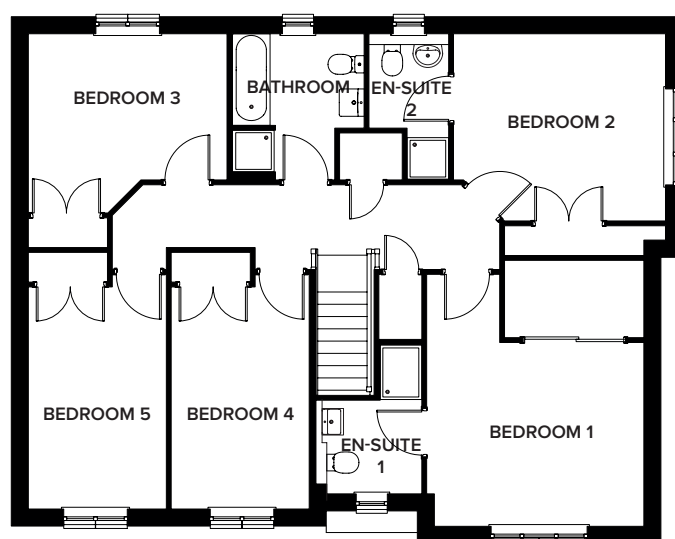


### ROXBURGH CORNER 5 BEDROOM DETACHED (175m<sup>2</sup> / 1889 SQ FT)



Ground Floor

	METRIC	IMPERIAL
Lounge	5.2m x 3.8m	17' x 12'5"
Kitchen/Dining Area	3.7m x 5.4m	12'1" x 17'8"
Family Room	3.8m x 3.4m	12'5" x 11'1"
Utility Room	2.6m x 1.6m	8'6" x 5'2"
WC	2.6m x 1.1m	8'6" x 3'7"



First Floor

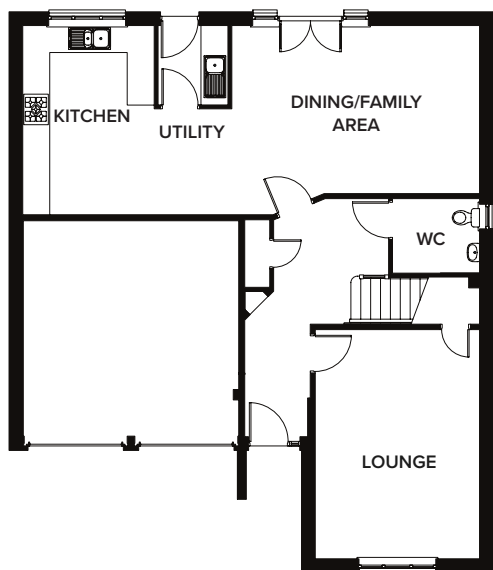
	METRIC	IMPERIAL
Bedroom 1	4.6m x 3.9m	15'1" x 12'9"
En-Suite 1	2.7m x 1.98m	8'10" x 6'5"
Bedroom 2	3.48m x 3.9m	11'5" x 12'9"
En-Suite 2	2.7m x 1.5m	8'10" x 4'11"
Bedroom 3	3.3m x 3.7m	10'9" x 12'1"
Bedroom 4	4.1m x 2.57m	13'5" x 8'5"
Bedroom 5	4.1m x 2.57m	13'5" x 8'5"
Bathroom	2.7m x 2.47m	8'10" x 8'1"

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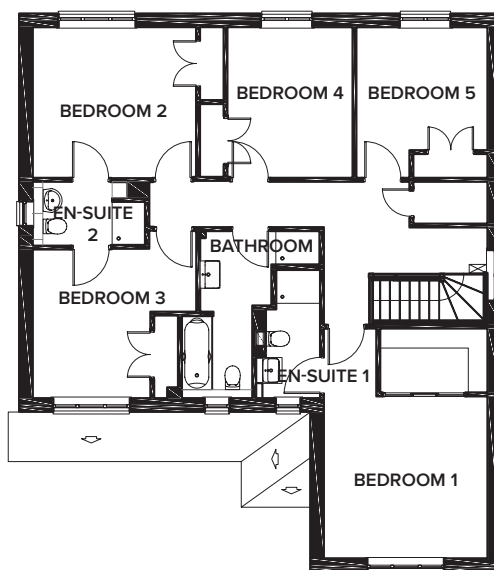


### OAKLEIGH 5 BEDROOM DETACHED (187m<sup>2</sup> / 2018 SQ FT)



Ground Floor

	METRIC	IMPERIAL
Lounge	5.3m x 3.8m	17'4" x 12'5"
Kitchen	4.37m x 3.04m	14'4" x 9'11"
Dining/Family Area	3.8m x 7.3m	12'5" x 23'11"
WC	1.7m x 2m	5'6" x 6'6"



First Floor

	METRIC	IMPERIAL
Bedroom 1	5.35m x 3.8m	17'6" x 12'5"
En-Suite 1	2.96m x 1.5m	9'8" x 4'11"
Bedroom 2	3.5m x 3.8m	11'5" x 12'5"
En-Suite 2	1.5m x 2.6m	4'11" x 8'6"
Bedroom 3	3.45m x 3.7m	11'3" x 12'1"
Bedroom 4	3.5m x 2.9m	11'5" x 9'6"
Bedroom 5	3.5m x 3.05m	11'5" x 10'
Bathroom	3.85m x 3.15m	12'7" x 10'4"

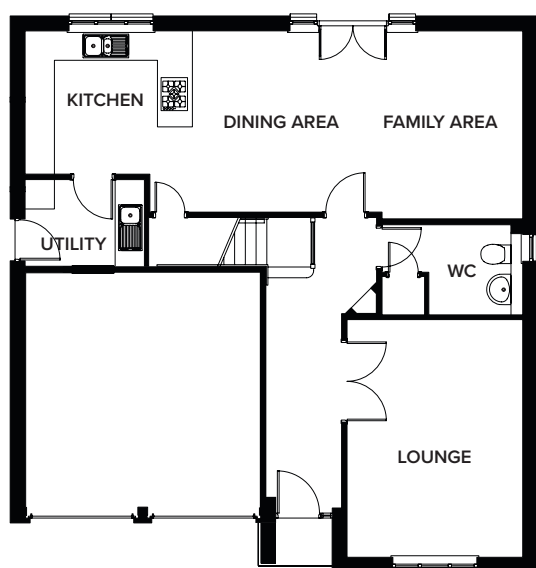
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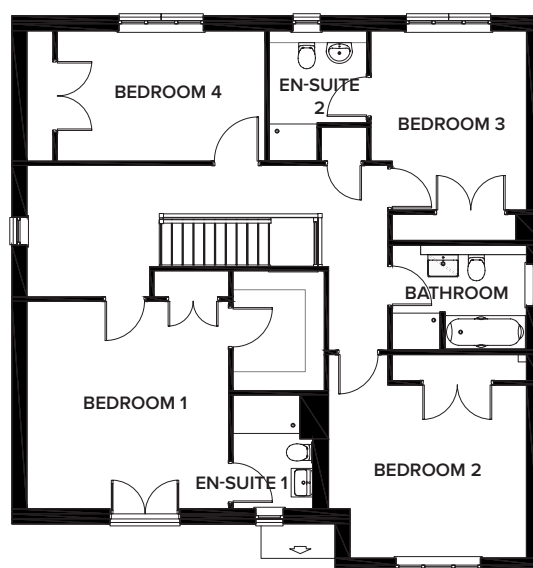


### GLENBROOK 4 BEDROOM DETACHED (194m<sup>2</sup> / 2088 SQ FT)



Ground Floor

	METRIC	IMPERIAL
Lounge	5.05m x 3.7m	16'6" x 12'1"
Kitchen/Dining Area	4m x 8.28m	13'1" x 27'1"
Family Area	4m x 2.26m	13'1" x 7'4"
WC	1.9m x 3m	6'2" x 9'10"
Utility	1.85m x 1.8m	6' x 5'10"



First Floor

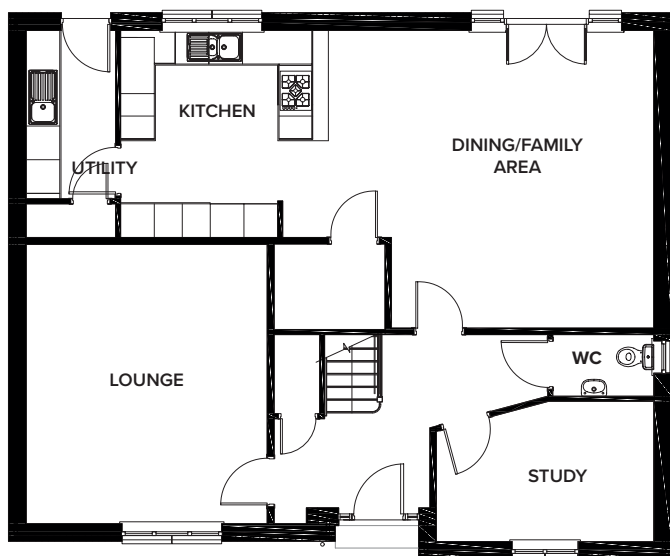
	METRIC	IMPERIAL
Bedroom 1	4.39m x 4.27m	14'4" x 14'
En-Suite 1	2.4m x 1.95m	7'10" x 6'4"
Bedroom 2	4.3m x 4.19m	14'1" x 13'8"
Bedroom 3	3.8m x 3.3m	12'5" x 10'9"
En-Suite 2	2.77m x 2.07m	9'1" x 6'9"
Bedroom 4	2.7m x 4.4m	8'10" x 14'5"
Bathroom	2.25m x 2.9m	7'4" x 9'6"

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### LONGSTONE 5 BEDROOM DETACHED (197m<sup>2</sup> / 2129 SQ FT)



Ground Floor

	METRIC	IMPERIAL
Lounge	5m x 4.3m	16'4" x 14'1"
Kitchen	3.7m x 3.65m	12'1" x 11'11"
Dining/Family Area	5.3m x 5.87m	17'4" x 19'3"
Study	2.5m x 3.9m	8'2" x 12'9"
Utility Room	3.7m x 1.6m	12'1" x 5'2"
WC	1.1m x 1.8m	3'7" x 5'10"



First Floor

	METRIC	IMPERIAL
Bedroom 1	4.59m x 3.9m	15' x 12'9"
En-Suite 1	2.7m x 1.9m	8'10" x 6'2"
Bedroom 2	3.8m x 3.3m	12'5" x 10'9"
En-Suite 2	2.7m x 1.5m	8'10" x 4'11"
Bedroom 3	3.3m x 3.7m	10'9" x 12'1"
Bedroom 4	4.1m x 2.57m	13'5" x 8'5"
Bedroom 5	4.1m x 2.57m	13'5" x 8'5"
Bathroom	2.7m x 2.47m	8'10" x 8'1"

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# **SPECIFICATION**

## **ROSEBERRY PARK PHASE E**

# SPECIFICATION

## ROSEBERRY PARK PHASE E

### INTERIOR FEATURES

	ALBURY	KENNEDY	DENHOLM	BELMONT	MCINTOSH	NORBURY	KIDSTON	CHICHESTER	HADDON	BRAMPTON	CANTERBURY	CANTERBURY	GLADSTONE	CANTERBURY CORNER	DENNINGTON	THORNBRIDGE	ROXBURGH	ROXBURGH CORNER	OAKLEIGH	GLENBROOK	LONGSTONE
Cornice to lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Choice of kitchen and bathroom colour schemes (subject to build stage)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White internal doors with chrome designer handles, full glazed to lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full glazed double doors kitchen to hall													✓		✓						
Smooth ceilings throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Walls and ceilings painted white throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Smoke, heat and carbon monoxide alarms	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Carbon dioxide monitor in bedroom 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Sliding timber style wardrobe doors to bedroom 1				✓		✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			✓

### KITCHEN

	ALBURY	KENNEDY	DENHOLM	BELMONT	MCINTOSH	NORBURY	KIDSTON	CHICHESTER	HADDON	BRAMPTON	CANTERBURY	CANTERBURY	GLADSTONE	CANTERBURY CORNER	DENNINGTON	THORNBRIDGE	ROXBURGH	ROXBURGH CORNER	OAKLEIGH	GLENBROOK	LONGSTONE
Upstands and back panels to kitchen and utility room (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome ceiling downlights to kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome under unit lighting to kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome sockets and switches to kitchen along with one twin USB charging point	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and electrics for washing machine	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4 burner gas hob	✓	✓	✓	✓	✓	✓	✓	✓													
5 burner gas hob						✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel chimney hood and back panel	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			
Stainless steel island chimney hood																		✓	✓		
Single oven	✓	✓	✓	✓	✓	✓															
Double oven						✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fridge freezer (integrated)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Dishwasher	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel appliances	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
dMEV continually running extractor fans to kitchen and utility room	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

### HEATING & ELECTRICS

	ALBURY	KENNEDY	DENHOLM	BELMONT	MCINTOSH	NORBURY	KIDSTON	CHICHESTER	HADDON	BRAMPTON	CANTERBURY	CANTERBURY	GLADSTONE	CANTERBURY CORNER	DENNINGTON	THORNBRIDGE	ROXBURGH	ROXBURGH CORNER	OAKLEIGH	GLENBROOK	LONGSTONE
Energy efficient lighting to be used	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV and BT points to lounge, bedroom 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2 x USB sockets to bedroom 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV points to family room / study					✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
BT Openreach including Superfast Broadband, with CAT 5 cable to lounge.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Car charging provision to all houses with drives, connection and commissioning by client EV contractor				✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Gas condensing boiler with thermostatic radiator valves to most radiators									✓			✓		✓	✓	✓	✓	✓	✓	✓	✓
Pressurised hot water cylinder									✓			✓		✓	✓	✓	✓	✓	✓	✓	✓
Gas combi condensing boiler with thermostatic radiator valves to most radiators	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓		✓								
Underfloor, wall and roof space insulation	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
In roof solar PV panels	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Downlighter to front door with PIR and rectangular light to back door	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Light and power supply to the garage				✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wireless operated door bell	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



# SPECIFICATION

## ROSEBERRY PARK PHASE E

### BATHROOMS & WC

	ALBURY	KENNEDY	DENHOLM	BELMONT	MCINTOSH	NORBURY	KIDSTON	CHICHESTER	HADDON	BRAMPTON	CANTERBURY	CANTERBURY	GLADSTONE	CANTERBURY CORNER	DENNINGTON	THORNBRIDGE	ROXBURGH	ROXBURGH CORNER	OAKLEIGH	GLENBROOK	LONGSTONE
Allocation for future shower in ground floor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electric shower to bathroom (shower tray)						✓		✓		✓	✓		✓								
Thermostatically controlled chrome bar mixer shower valve to bathroom (shower tray)									✓			✓		✓	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled chrome bar mixer shower valve with large deluge head and separate hand shower to en-suite 1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electric shower to en-suite 2															✓	✓	✓	✓	✓	✓	✓
Half height tiling to sink wall only in WC	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Tiled bulk head in bathroom	✓	✓					✓		✓												
Tiled bulk head in en-suite 1	✓		✓	✓		✓	✓	✓													
Tiled bulk head in en-suite 2															✓	✓	✓	✓	✓	✓	✓
Wall hung wash hand basin with storage in bathroom				✓		✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wall hung wash hand basin with storage in en-suite 1					✓																
Wall hung wash hand basin with storage with additional wall mount storage unit in the en-suite 1									✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White ceiling down lights to bathrooms and WC	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ideal standard contemporary 'Cube' bath	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shaver socket to en-suite	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
dMEV continually running extractor fans to all wet rooms	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome vertical towel rail to en-suites	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome tile trim	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

### EXTERIOR & GARDEN

	ALBURY	KENNEDY	DENHOLM	BELMONT	MCINTOSH	NORBURY	KIDSTON	CHICHESTER	HADDON	BRAMPTON	CANTERBURY	CANTERBURY	GLADSTONE	CANTERBURY CORNER	DENNINGTON	THORNBRIDGE	ROXBURGH	ROXBURGH CORNER	OAKLEIGH	GLENBROOK	LONGSTONE
Double glazed Upvc windows, with child restrictors (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
High performance GRP black front door	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Upvc French doors to rear garden		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Upvc patio doors to rear garden	✓																				
Multi-point locking to external doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Upvc fascia and soffits	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External tap to the rear garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1.8m timber fence to rear garden including timber gate to side path	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Turfed front and rear gardens	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Designated parking provision	✓	✓	✓																		
Block paved driveways				✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

### GOOD TO KNOW

ALL OF OUR HOMES ARE COVERED BY

A 10 YEAR NHBC WARRANTY

This specification is for general information only. This does not form part of any contract. Walker Group reserve the right to amend or vary the layout or specification without prior notice. Please contact our Sales Consultant for further details. Computer generated images are shot from an imaginary viewpoint within an open space and are for reference only. The illustration shown is a typical Walker Group home of this type, but there are however variances from site to site. External finishes and landscaping may vary throughout the development. Properties may also be built handed (mirror image). Please ask a Sales Advisor for further details. Floor plans show the typical layout of this house type. For exact dimensions and floor plan differences consult a Sales Consultant. All dimensions are approximate and are not shown to scale.



## ROSEBERRY PARK

### TRANENT

If you'd like more information about Walker Group or any of the homes at Roseberry Park, please get in touch and talk to one of our sales advisors.

We'd love to hear from you.

Call us on

01875 808057

Email us at

[roseberrypark@walkergroup.co.uk](mailto:roseberrypark@walkergroup.co.uk)

To keep up-to-date with progress at Roseberry Park and to get the latest news from Walker Group, connect with us online:



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