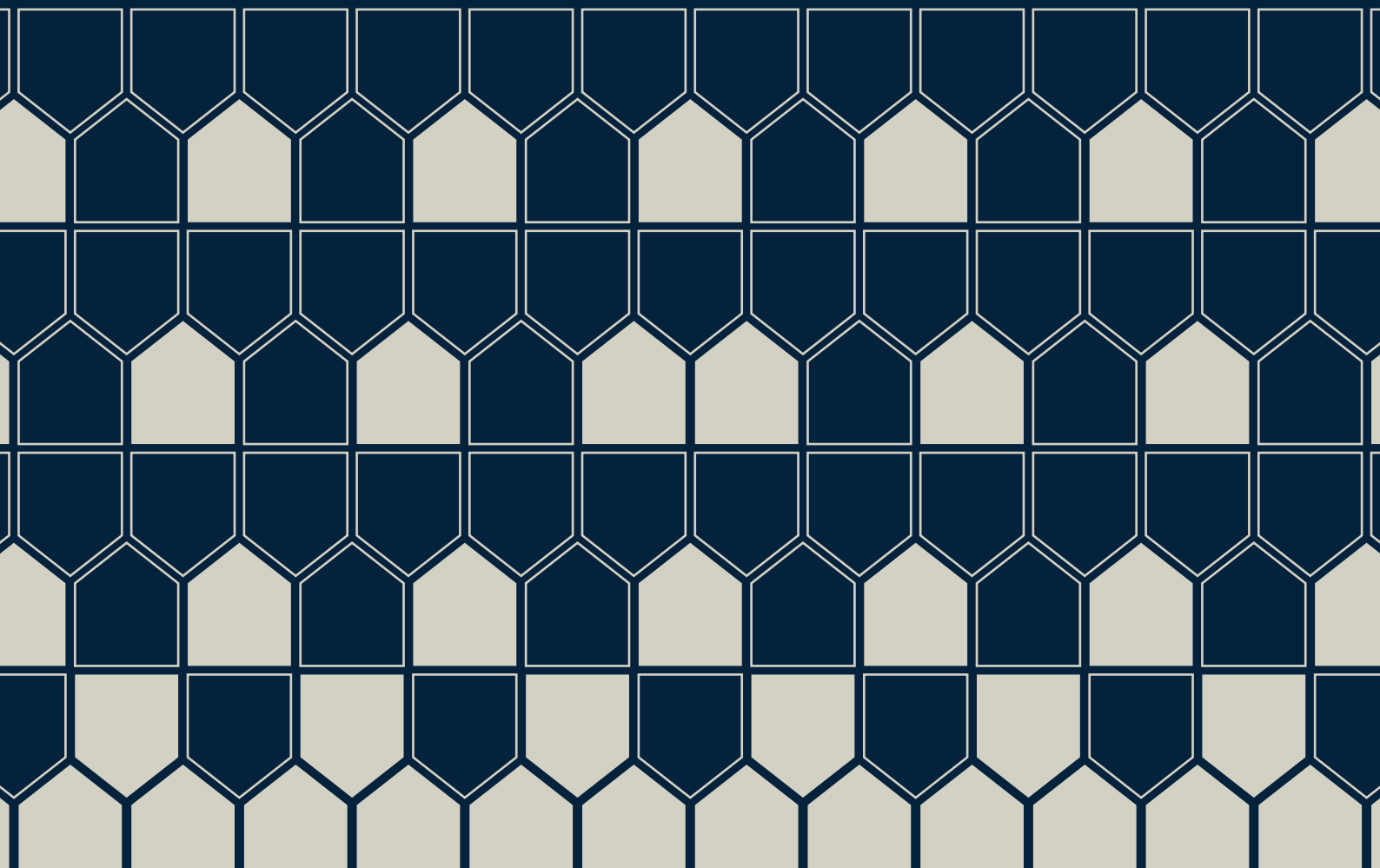
WALKER

ROSEBERRY PARK
TRANENT





GET MOVING...

...with our Assisted Move Service*

We pride ourselves in getting to know our clients and understanding their needs. After all, buying a new home is one of the biggest purchases most people will make, and we want to make it as easy as possible for you. It is with this in mind that we have set up our "Assisted Move" service.
This is a service which allows you to reserve your chosen home with peace of mind, knowing that the sale of your existing home is taken care of by us. This is whether you are looking to move up the property ladder and purchase a larger home or to downsize or even just to move to a new location.

...with Part Exchange*

Let us be your guaranteed buyer and cover the estate agent costs. Walker are now delighted to offer Part Exchange on selected plots.
It really couldn't be easier! Our experienced Part Exchange team will take care of everything, with no additional fees for estate agents or advertising. And with Walker secured as your guaranteed buyer, you've none of the usual worries about complicated sale chains!

*Available on selected plots.



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 new build properties, offering a range of three, four and five bedroom family homes, in a sought after location 12 miles from Edinburgh, 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.





SPORT, LEISURE & RECREATION

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 convenience you'll find the local co-op only a few minutes' walk from Roseberry Park.

For an alternative shopping experience, the larger nearby town of Musselburgh has plenty to offer, not to mention its famous racecourse. If some retail therapy is your ideal day out then Fort Kinnaird is only 10 minutes away by car, where you'll find an array of well-known high-street favourites as well as the Odeon Cinema and a vast selection of places to treat the family to a bite to eat.

There is no shortage of sports facilities near by, including the Mercat Gait Sports Centre in the neighbouring town of Prestonpans where you'll find a gym, swimming pool, dance studio along with a sauna and steam room.





SCHOOLS

A selection of schools can be found in and around Tranent. Windygoul Primary is just a few minutes' walk, with a further two primaries and a main secondary school also within easy reach.

TRANSPORT

Roseberry Park is well served by a regular bus network allowing you to be in the Capital City in 50 minutes whilst local train stations are located at Prestonpans, Wallyford and Musselburgh allowing you to access Edinburgh in 20 minutes. The A1 motorway is just a stones throw away making access to the City and beyond a breeze.



WHY CHOOSE WALKER

Walker is always striving to find out what really matters to homeowners, working hard every step of the way to make your house a home. Our kitchens offer the ideal place not just to cook, but to entertain, do homework or relax in front of the television. Many of our properties feature open plan kitchens in contemporary designs with dining areas and family rooms opening into the garden, bringing outdoor adventures inside.

We're committed to building the most energy efficient homes we can. Each Walker home is designed around a sustainable timber frame. We also have a dedicated team of kit designers and production experts, helping minimise wastage. Areas E1 and E2 have also seen the introduction of air source heating and electric car chargers in every home, increasing energy efficiency and futureproofing your home.

Unlike many of our competitors, we include a number of "extras" as standard features, including enhanced appliances, turf to gardens and 1.8 metre garden fences. You also have the opportunity to personalise your home by selecting from our range of contemporary kitchens and impressive bathrooms (subject to build stage).

AFTERSALES

We'll take care of you well after your move in date. With every Walker property we offer an after sales service for the first two years.

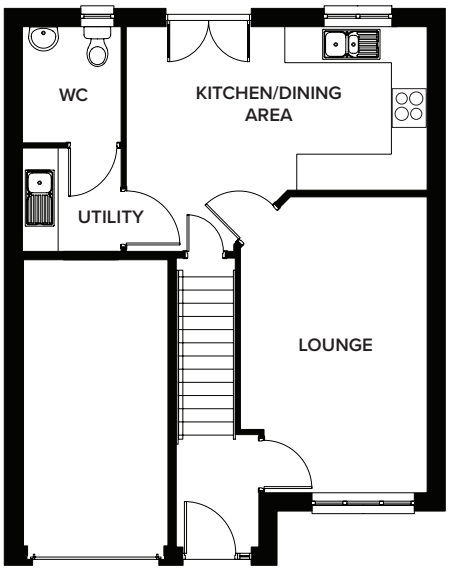
ROSEBERRY PARK
TRANENT

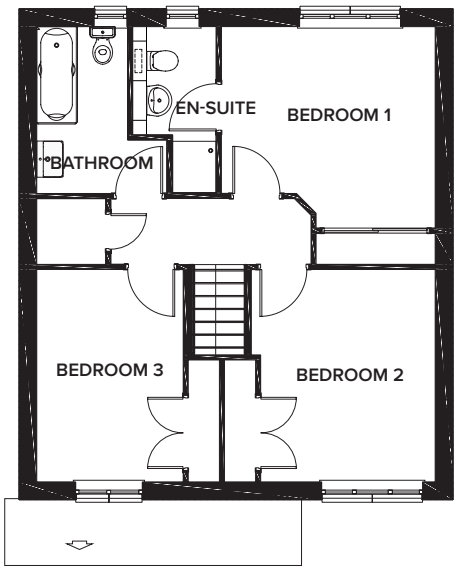


- ALBURY 13•14•15•18•19•20•23•24•25
- DENHOLM 12•16•17•26
- KENNEDY 21•22
- BELMONT 28•29•48
- MCINTOSH 1•3•8•43
- NORBURY 2•5•6
- HADDON 4•7•9
- CANTERBURY 47
- CANTERBURY CORNER 27•30
- GLADSTONE 11•32•44•46
- ROXBURGH CORNER 33
- OAKLEIGH 45
- GLENBROOK 10•31



BELMONT 3 BEDROOM DETACHED (100m² / 1075 SQ FT)





Ground Floor

	METRIC	IMPERIAL
Lounge	3.17m x 5.08m	10'5" x 16'8"
Kitchen/Dining Area	5.15m x 3.79m	16'11" x 12'5"
Utility Room	1.71m x 1.77m	5'7" x 5'10"
WC	1.71m x 2m	5'7" × 6'7"

First Floor

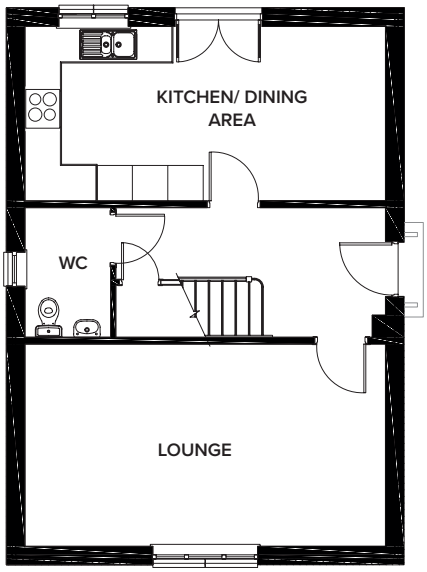
	METRIC	IMPERIAL
Bedroom 1	3.70m x 3.48m	12'2" × 11'5"
En-Suite	1.47m x 2.9m	4'10" × 9'6"
Bedroom 2	3.17m x 3.65m	10'5" x 12'
Bedroom 3	2.51m x 3.65m	8'3" x 12'
Bathroom	1.53m x 2.9m	5' × 9'6"

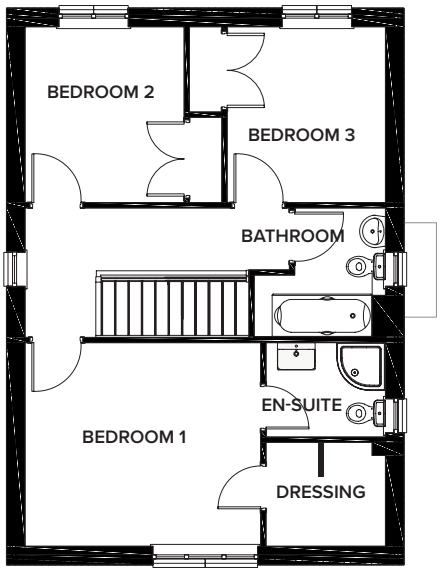
EPC energy rating B

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MCINTOSH 3 BEDROOM DETACHED WITH DETACHED GARAGE (105m² / 1132 SQ FT)





Ground Floor

	METRIC	IMPERIAL
Lounge	5.97m x 3.35m	19'7" x 11'
Kitchen/Dining Area	5.97m x 2.88m	19'7" x 9'6"
WC	1.44m x 2.19m	4'9" x 7'2"

First Floor

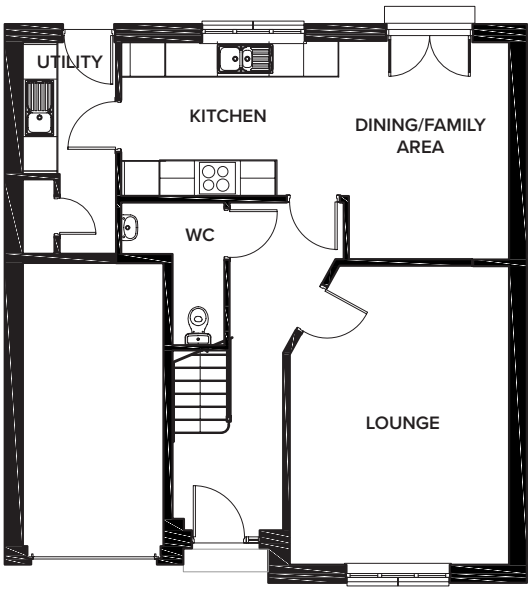
	METRIC	IMPERIAL
Bedroom 1	3.99m x 3.38m	13'1" x 11'1"
En-Suite	2.02m x 1.6m	6'8" x 5'3"
Dressing	2.02m x 1.7m	6'8" x 5'7"
Bedroom 2	2.7m x 3m	8'10" x 9'10"
Bedroom 3	2.7m x 3m	8'10" x 9'10"
Bathroom	2.23m x 2.2m	7'4" x 7'2"

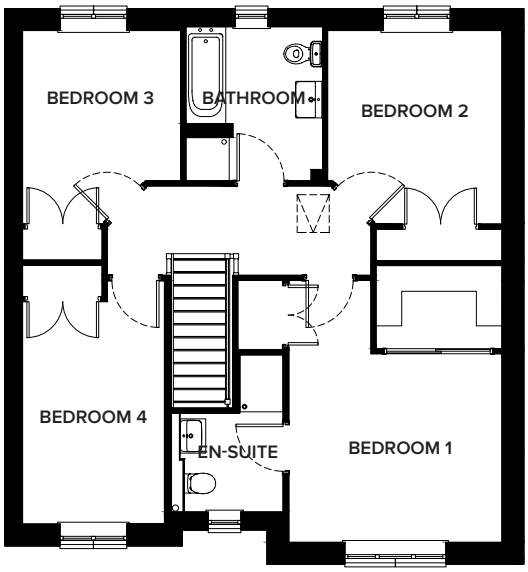
EPC energy rating B

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CANTERBURY 4 BEDROOM DETACHED (135m² / 1448 SQ FT)





Ground Floor

	METRIC	IMPERIAL
Lounge	3.74m x 5.14m	12'3" x 16'10"
Kitchen	3.72m x 2.67m	12'2" x 8'9"
Dining/Family Area	2.73m x 3.8m	9' x 12'5"
Utility Room	1.62m x 3.68m	5'4" x 12'1"
WC	1.8m x 2.5m	5'11" x 8'2"

First Floor

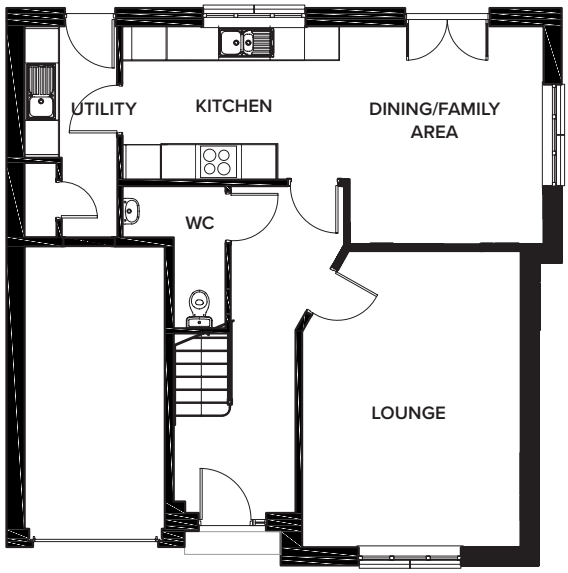
	METRIC	IMPERIAL
Bedroom 1	3.74m x 4.59m	12'3" x 15'1"
En-Suite	1.96m x 2.75m	6'5" x 9'1"
Bedroom 2	3.06m x 3.4m	10' x 11'2"
Bedroom 3	2.77m x 3.39m	9'1" x 11'1"
Bedroom 4	2.5m x 4.27m	8'2" x 14'
Bathroom	2.41m x 2.7m	7'11" x 8'10"

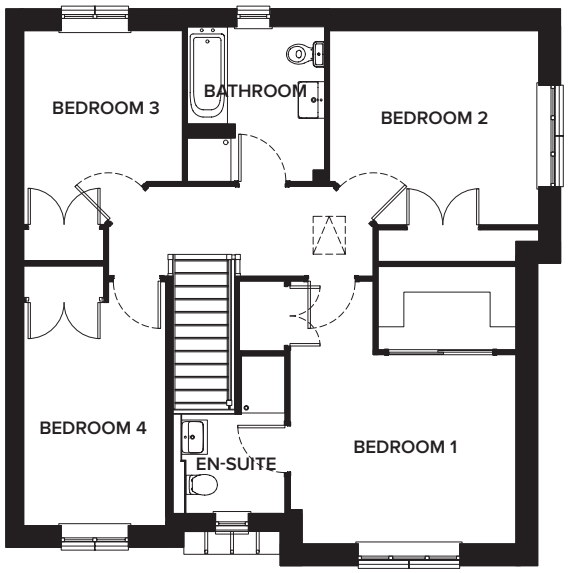
EPC energy rating B

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CANTERBURY CORNER 4 BEDROOM DETACHED (141m² / 1516 SQ FT)





Ground Floor

	METRIC	IMPERIAL
Lounge	3.74m x 5.11m	12'3" x 16'9"
Kitchen	3.71m x 2.66m	12'2" x 8'9"
Dining/Family Area	3.33m x 3.81m	10'11" x 12'6"
Utility Room	1.62m x 3.68m	5'4" x 12'1"
WC	1.8m x 2.48m	5'11" x 8'2"

First Floor

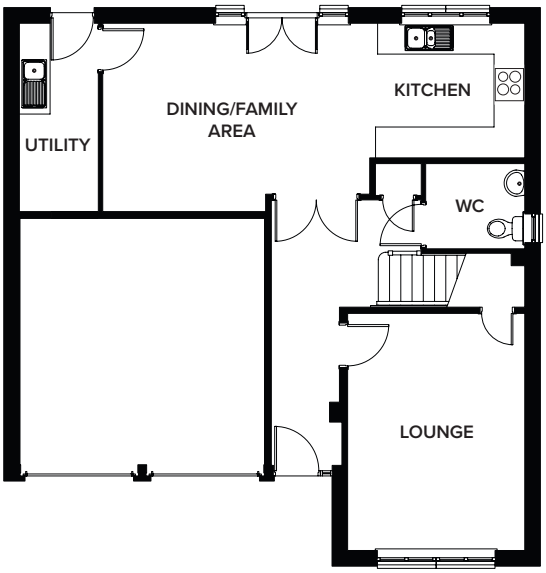
	METRIC	IMPERIAL
Bedroom 1	3.95m x 4.6m	13' x 15'1"
En-Suite	1.96m x 2.76m	6'5" x 9'1"
Bedroom 2	3.66m x 3.4m	12' x 11'2"
Bedroom 3	2.77m x 3.39m	9'1" x 11'1"
Bedroom 4	2.48m x 4.27m	8'2" x 14'
Bathroom	2.41m x 2.7m	7'11" x 8'10"

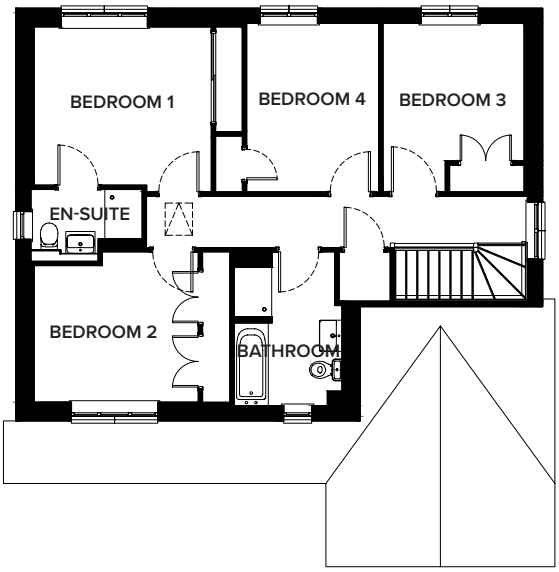
EPC energy rating B

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GLADSTONE 4 BEDROOM DETACHED (141m² / 1514 SQ FT)





Ground Floor

	METRIC	IMPERIAL
Lounge	3.51m x 4.7m	11'6" x 15'5"
Kitchen	3.06m x 2.7m	10'1" x 8'10"
Dining/Family Area	5.4m x 3.78m	17'8" x 12'5"
Utility Room	1.59m x 3.78m	5'3" x 12'5"
WC	2m x 1.71m	6'7" x 5'7"

First Floor

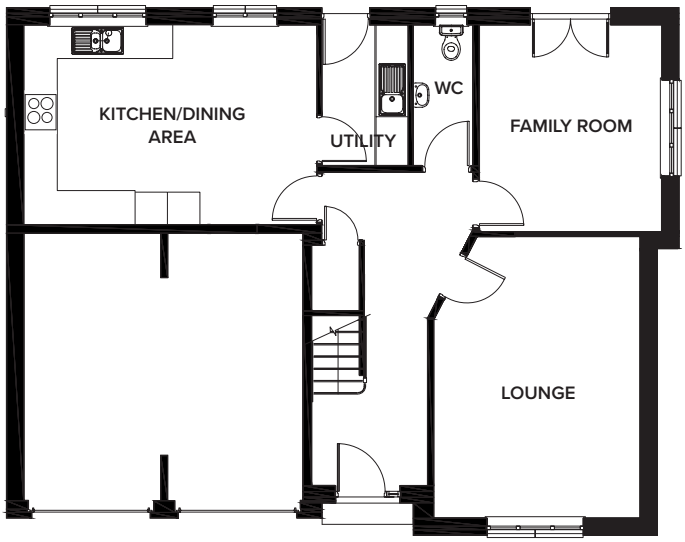
	METRIC	IMPERIAL
Bedroom 1	3.64m x 3.39m	11'11" x 11'2"
En-Suite	2.28m x 1.48m	7'6" x 4'10"
Bedroom 2	3.37m x 3.09m	11'1" x 10'2"
Bedroom 3	2.9m x 3.46m	9'6" x 11'4"
Bedroom 4	2.71m x 3.46m	8'11 x 11'4"
Bathroom	2.21m x 3.16m	7'3' x 10'4"

EPC energy rating B

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ROXBURGH CORNER 5 BEDROOM DETACHED (174m² / 1868 SQ FT)





Ground Floor

	METRIC	IMPERIAL
Lounge	3.74m x 5.14m	12'3" x 16'10"
Kitchen/Dining Area	5.35m x 3.61m	17'7" x 11'10"
Family Room	3.31m x 3.75m	10'10" x 12'4"
Utility Room	1.6m x 2.6m	5'3" x 8'6"
WC	1.1m x 2.6m	3'7" x 8'6"

First Floor

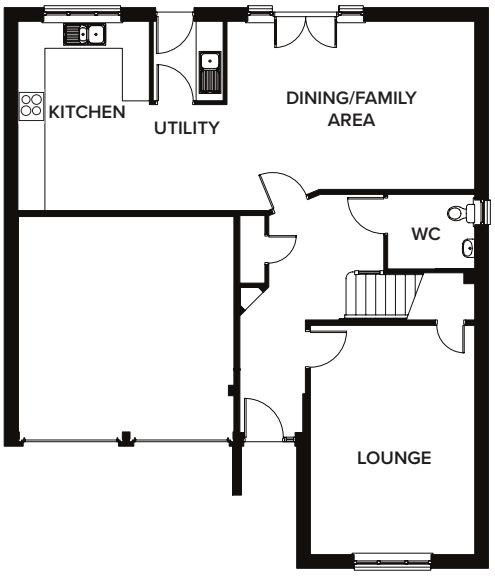
	METRIC	IMPERIAL
Bedroom 1	3.95m x 4.6m	13' x 15'1"
En-Suite 1	1.96m x 2.76m	6'5" x 9'1"
Bedroom 2	3.85m x 3.4m	12'8" x 11'2"
En-Suite 2	1.48m x 2.7m	4'10" x 8'10"
Bedroom 3	3.67m x 3.25m	12'1" x 10'8"
Bedroom 4	2.55m x 4.27m	8'5" x 14'
Bedroom 5	2.55m x 4.27m	8'5" x 14'
Bathroom	2.45m x 2.7m	8' x 8'10"

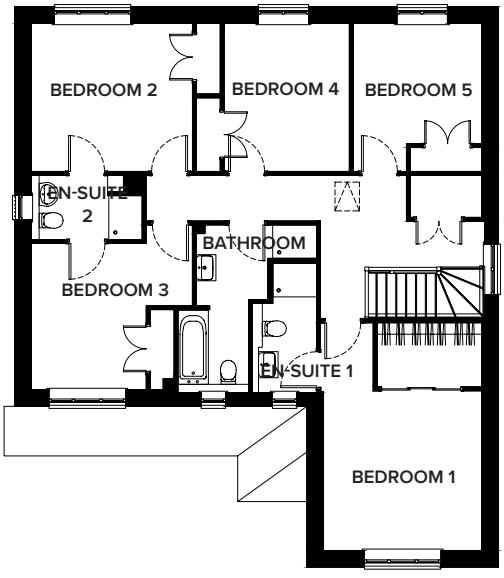
EPC energy rating B

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OAKLEIGH 5 BEDROOM DETACHED (183m² / 1970 SQ FT)





Ground Floor

	METRIC	IMPERIAL
Lounge	3.71m x 5.21m	12'2" x 17'1"
Kitchen	2.95m x 4.28m	9'8" x 14'
Dining/Family Area	7.41m x 3.8m	24'4" x 12'5"
Utility	1.6m x 1.82m	5'3" x 6'
WC	2m x 1.7m	6'7" x 5'7"

First Floor

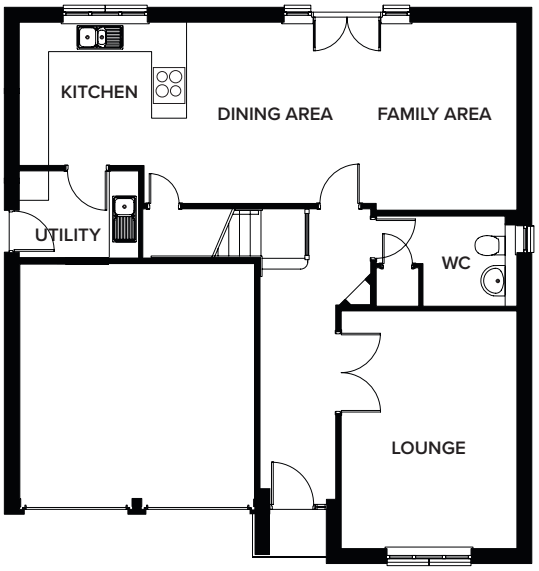
	METRIC	IMPERIAL
Bedroom 1	3.64m x 5.24m	11'11" x 17'2"
En-Suite 1	1.47m x 2.97m	4'10" x 9'9"
Bedroom 2	3.71m x 3.41m	12'2" x 11'2"
En-Suite 2	2.55m x 1.48m	8'5" x 4'10"
Bedroom 3	3.71m x 3.36m	12'2" x 11'
Bedroom 4	2.88m x 3.41m	9'5" x 11'2"
Bedroom 5	2.96m x 3.41m	9'8" x 11'2"
Bathroom	2.77m x 3.86m	9'1" x 12'8"

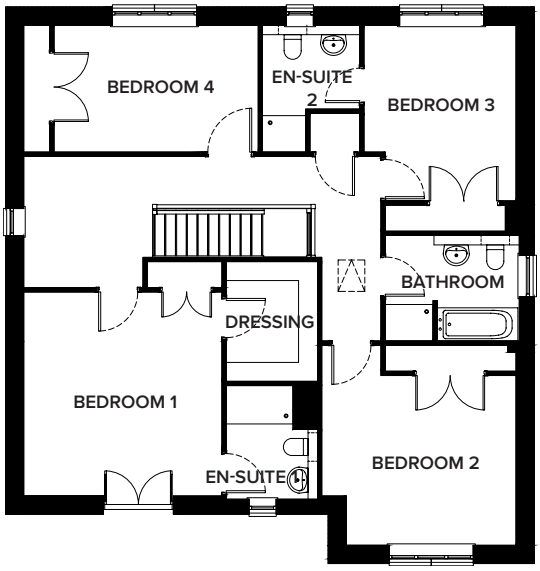
EPC energy rating B

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GLENBROOK 4 BEDROOM DETACHED (189m² / 2032 SQ FT)





Ground Floor

	METRIC	IMPERIAL
Lounge	3.65m x 4.96m	12’ x 16’3”
Kitchen/Dining Area	7.48m x 3.75m	24’6” x 12’4”
Family Area	2.9m x 3.9m	9’6” x 12’10”
WC	2.9m x 1.9m	9’6” x 6’3”
Utility	2.45m x 1.82m	8’1” x 6’

First Floor

	METRIC	IMPERIAL
Bedroom 1	4.18m x 4.3m	13’9” x 14’1”
En-Suite 1	1.93m x 2.4m	6’4”x 7’10”
Dressing	1.93m x 2.53m	6’4” x 8’3”
Bedroom 2	4.1m x 4.22m	13’5” x 13’10”
Bedroom 3	3.21m x 3.71m	10’6” x 12’2”
En-Suite 2	2.05m x 2.68m	6’9” x 8’9”
Bedroom 4	4.31m x 2.68m	14’2” x 8’9”
Bathroom	2.83m x 2.22m	9’3” x 7’4”

EPC energy rating B

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SPECIFICATION
ROSEBERRY PARK PHASE E1

INTERIOR FEATURES

	BELMONT	MCINTOSH	CANTERBURY	CANTERBURY CORNER	GLADSTONE	ROXBURGH CORNER	OAKLEIGH	GLENBROOK
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.					✓			
Choice of paint colour throughout.	✓	✓	✓	✓	✓	✓	✓	✓
Smoke, heat and carbon monoxide alarms.	✓	✓	✓	✓	✓	✓	✓	✓
Carbon dioxide monitor in bedroom 1.	✓	✓	✓	✓	✓	✓	✓	✓
Sliding timber style wardrobe doors to bedroom 1.	✓		✓	✓	✓	✓	✓	

KITCHEN

	BELMONT	MCINTOSH	CANTERBURY	CANTERBURY CORNER	GLADSTONE	ROXBURGH CORNER	OAKLEIGH	GLENBROOK
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 zone induction hob.	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel chimney hood and back panel.	✓	✓	✓	✓	✓	✓	✓	
Stainless steel island chimney hood.								✓
Single oven.	✓	✓						
Double oven.			✓	✓	✓	✓	✓	✓
Fridge freezer (integrated).	✓	✓	✓	✓	✓	✓	✓	✓
Dishwasher.	✓	✓	✓	✓	✓	✓	✓	✓
dMEV continually running extractor fans to kitchen and utility room.	✓	✓	✓	✓	✓	✓	✓	✓

HEATING & ELECTRICS

	BELMONT	MCINTOSH	CANTERBURY	CANTERBURY CORNER	GLADSTONE	ROXBURGH CORNER	OAKLEIGH	GLENBROOK
Energy efficient lighting to be used.	✓	✓	✓	✓	✓	✓	✓	✓
TV and BT points to lounge.		✓	✓	✓	✓	✓	✓	✓
2 x USB sockets to bedroom 1, 1 x USB socket in lounge and kitchen.	✓	✓	✓	✓	✓	✓	✓	✓
TV points to family room / study.			✓	✓	✓	✓	✓	✓
BT Openreach including Superfast Broadband, with CAT 6 cable to lounge and bedrooms.	✓	✓	✓	✓	✓	✓	✓	✓
Electric car charging facility.	✓	✓	✓	✓	✓	✓	✓	✓
Full air source heating system with thermostatic controles to most radiators.	✓	✓	✓	✓	✓	✓	✓	✓
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 E1

BATHROOMS & WC

	BELMONT	MCINTOSH	CANTERBURY	CANTERBURY CORNER	GLADSTONE	ROXBURGH CORNER	OAKLEIGH	GLENBROOK
Allocation for future shower in ground floor.	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled shower over bath fitted at high level.	✓	✓						
Thermostatically controlled 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.	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatic 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, WC and en-suites.	✓	✓	✓	✓	✓	✓	✓	✓
Contemporary white bath.	✓	✓	✓	✓	✓	✓	✓	✓
Shaver socket to en-suite.	✓	✓	✓	✓	✓	✓	✓	✓
dMEV continually running extractor fans to all wet rooms.	✓	✓	✓	✓	✓	✓	✓	✓
White vertical towel rail to bathrooms, WC and en-suites.	✓	✓	✓	✓	✓	✓	✓	✓
Chrome tile trim.	✓	✓	✓	✓	✓	✓	✓	✓

EXTERIOR & GARDEN

	BELMONT	MCINTOSH	CANTERBURY	CANTERBURY CORNER	GLADSTONE	ROXBURGH CORNER	OAKLEIGH	GLENBROOK
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.	✓	✓	✓	✓	✓	✓	✓	✓
Block paved driveways.	✓	✓	✓	✓	✓	✓	✓	✓

GOOD TO KNOW

ALL OF OUR HOMES ARE COVERED BY

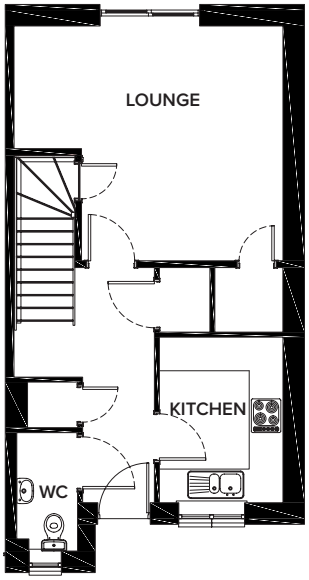
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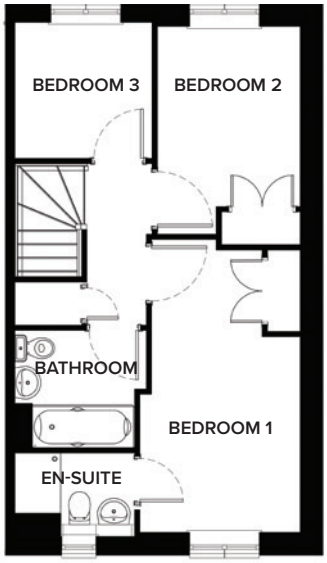
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ROSEBERRY PARK
PHASE E2



ALBURY 3 BEDROOM MID/END TERRACE (82m² / 888 SQ FT)





Ground Floor

	METRIC	IMPERIAL
Lounge	4.79m x 4.18m	15'9" x 13'9"
Kitchen	2.20m x 2.95m	7'3" x 9'8"
WC	1.08m x 2.11m	3'7" x 6'11"

First Floor

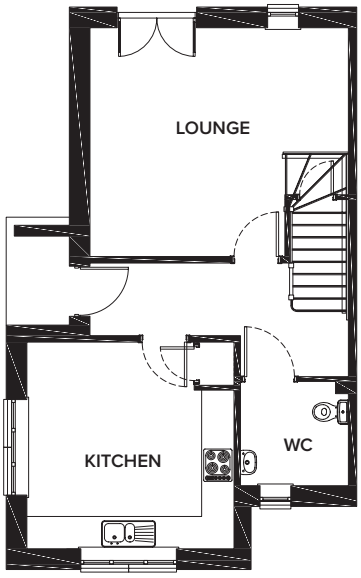
	METRIC	IMPERIAL
Bedroom 1	2.69m x 4.92m	8'10" x 16'1"
En-Suite	2.03m x 1.40m	6'8" x 4'7"
Bedroom 2	2.40m x 3.49m	7'10" x 11'5"
Bedroom 3	2.30m x 2.28m	7'7" x 7'6"
Bathroom	2.14m x 1.97m	7'0" x 6'5"

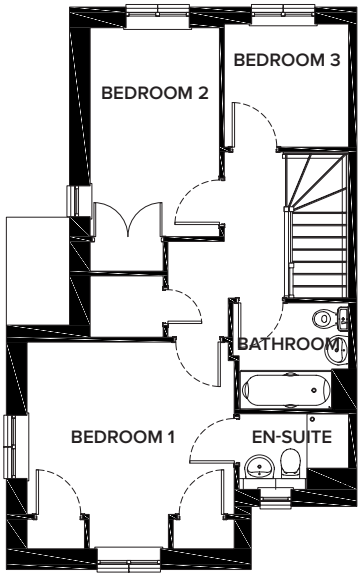
EPC energy rating B

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DENHOLM 3 BEDROOM END TERRACE (97m² / 1042 SQ FT)





Ground Floor

	METRIC	IMPERIAL
Lounge	4.79m x 4.24m	15'9" x 13'11"
Kitchen	3.84m x 3.83m	12'7" x 12'7"
WC	2.00m x 1.93m	6'7" x 6'4"

First Floor

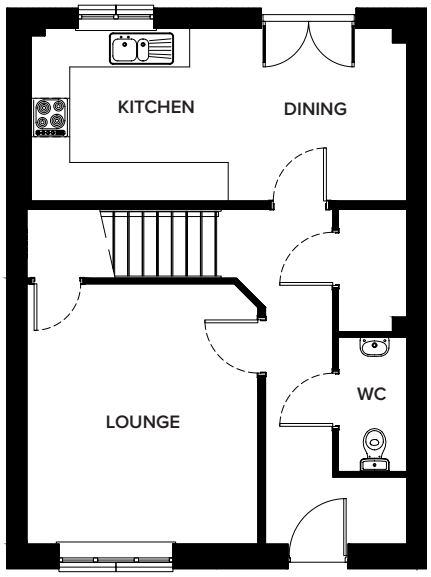
	METRIC	IMPERIAL
Bedroom 1	3.84m x 3.83m	12'7" x 12'7"
En-Suite	2.03m x 1.40m	6'8" x 4'7"
Bedroom 2	2.40m x 3.87m	7'10" x 12'8"
Bedroom 3	2.30m x 2.28m	7'7" x 7'6"
Bathroom	2.14m x 1.97m	7'0" x 6'5"

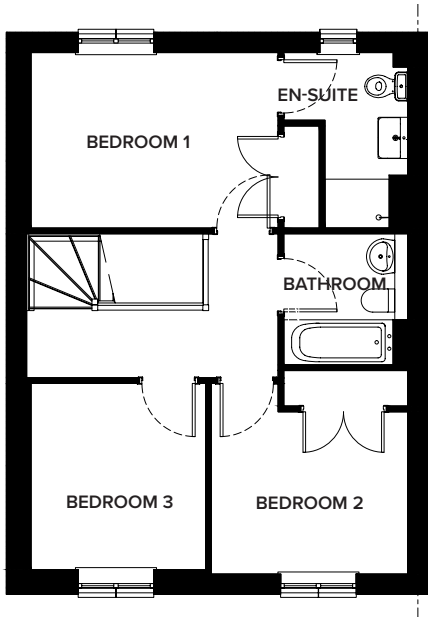
EPC energy rating B

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KENNEDY 3 BEDROOM SEMI DETACHED (95m² / 1019 SQ FT)





Ground Floor

	METRIC	IMPERIAL
Lounge	3.59m x 4.05m	11'10" × 13'4"
Kitchen	3.07m x 2.69m	10'1" x 8'10"
Dining	2.78m x 2.69m	9'2" x 8'10"
WC	1.07m x 2.09m	3'6" x 6'10"

First Floor

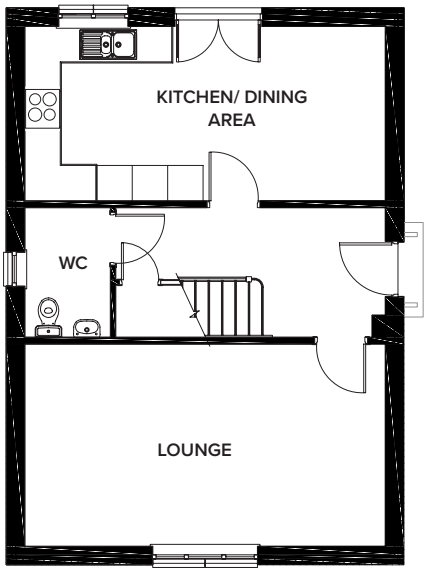
	METRIC	IMPERIAL
Bedroom 1	3.84m x 2.73m	12'7" x 8'11"
En-Suite	1.92m x 2.73m	6'4" x 8'11"
Bedroom 2	3.07m x 2.96m	10'1" x 9'9"
Bedroom 3	2.71m x 2.89m	8'11" x 9'6"
Bathroom	1.92m x 2.04m	6'4" × 6'8"

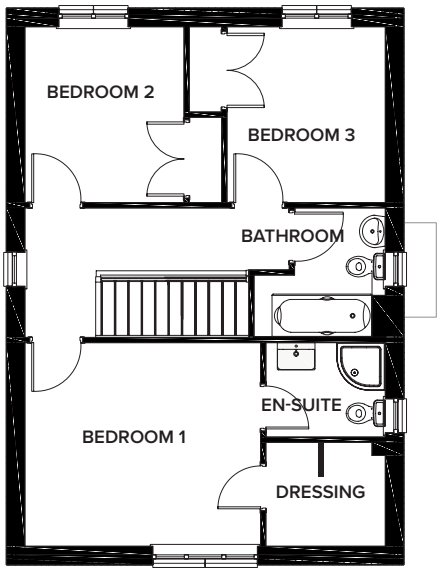
EPC energy rating B

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MCINTOSH 3 BEDROOM DETACHED WITH DETACHED GARAGE (105m² / 1132 SQ FT)





Ground Floor

	METRIC	IMPERIAL
Lounge	5.97m x 3.35m	19'7" x 11'
Kitchen / Dining Area	5.97m x 2.88m	19'7" x 9'6"
WC	1.44m x 2.19m	4'9" x 7'2"

First Floor

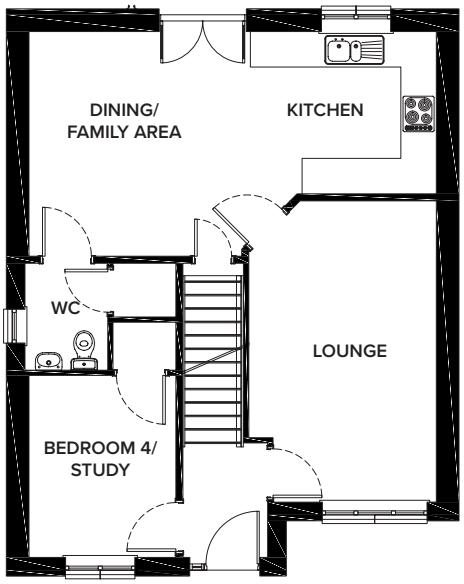
	METRIC	IMPERIAL
Bedroom 1	3.99m x 3.38m	13'1" x 11'1"
En-Suite	2.02m x 1.6m	6'8" x 5'3"
Dressing	2.02m x 1.7m	6'8" x 5'7"
Bedroom 2	2.7m x 3m	8'10" x 9'10"
Bedroom 3	2.7m x 3m	8'10" x 9'10"
Bathroom	2.23m x 2.2m	7'4" x 7'2"

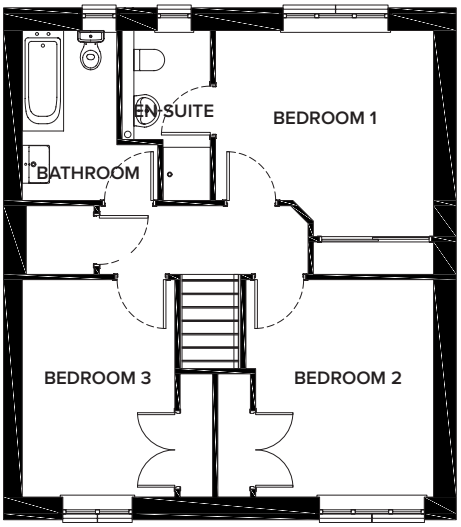
EPC energy rating B

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NORBURY 4 BEDROOM DETACHED WITH DETACHED GARAGE (113m² / 1219 SQ FT)





Ground Floor

	METRIC	IMPERIAL
Lounge	3.17m x 5.09m	10'5" x 16'9"
Kitchen	3.14m x 2.74m	10'4" x 9'0"
Dining / Family Area	3.74m x 3.80m	12'3" x 12'6"
WC	1.40m x 1.81m	4'7" x 5'11"
Bedroom 4 / Study	2.48m x 3.08m	8'2" x 10'1"

First Floor

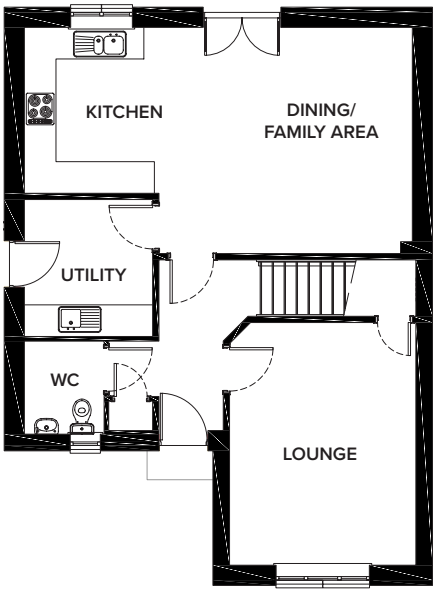
	METRIC	IMPERIAL
Bedroom 1	3.69m x 3.49m	12'1" x 11'5"
En-Suite	1.49m x 2.88m	4'11" x 9'5"
Bedroom 2	3.17m x 3.68m	10'5" x 12'1"
Bedroom 3	2.58m x 3.68m	8'6" x 12'1"
Bathroom	1.60m x 2.88m	5'3" x 9'5"

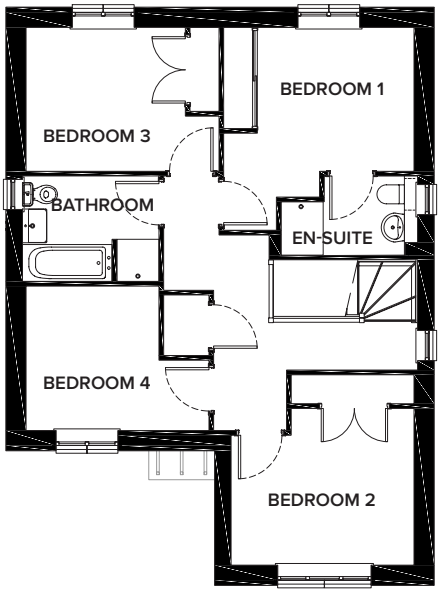
EPC energy rating B

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HADDON 4 BEDROOM DETACHED WITH DETACHED GARAGE (131m² / 1413 SQ FT)





Ground Floor

	METRIC	IMPERIAL
Lounge	3.54m x 4.61m	11'7" x 15'1"
Kitchen	2.27m x 3.15m	7'5" x 10'4"
Dining / Family Area	5.10m x 4.29m	16'9" x 14'1"
Utility	2.44m x 2.60m	8'0" x 8'6"
WC	1.51m x 1.77m	5'0" x 5'10"

First Floor

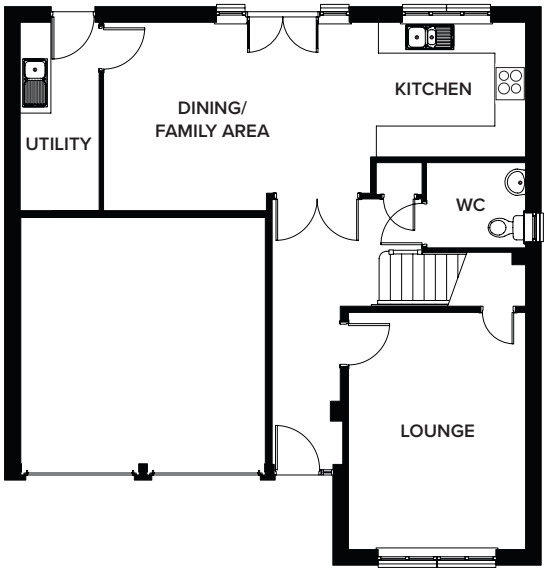
	METRIC	IMPERIAL
Bedroom 1	3.61m x 3.85m	11'10" x 12'8"
En-Suite	2.59m x 1.50m	8'6" x 4'11"
Bedroom 2	3.47m x 2.98m	11'5" x 9'9"
Bedroom 3	3.66m x 2.73m	12'0" x 9'0"
Bedroom 4	3.47m x 2.74m	11'5" x 9'0"
Bathroom	2.59m x 2.00m	8'6" x 6'7"

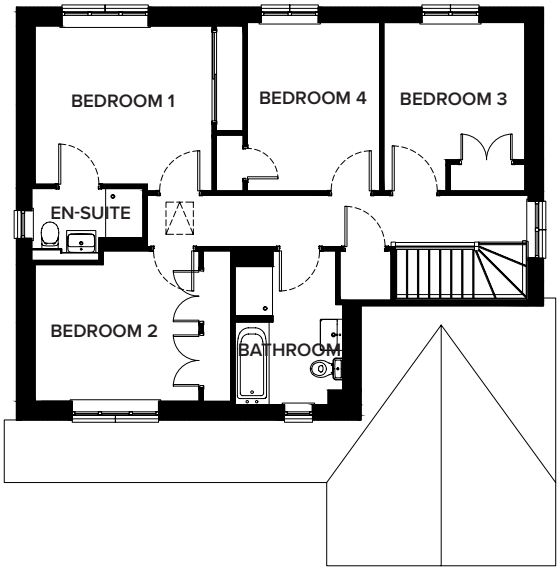
EPC energy rating B

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GLADSTONE 4 BEDROOM DETACHED (141m² / 1514 SQ FT)





Ground Floor

	METRIC	IMPERIAL
Lounge	3.51m x 4.7m	11'6" x 15'5"
Kitchen	3.06m x 2.7m	10'1" x 8'10"
Dining/Family Area	5.4m x 3.78m	17'8" x 12'5"
Utility Room	1.59m x 3.78m	5'3" x 12'5"
WC	2m x 1.71m	6'7" x 5'7"

First Floor

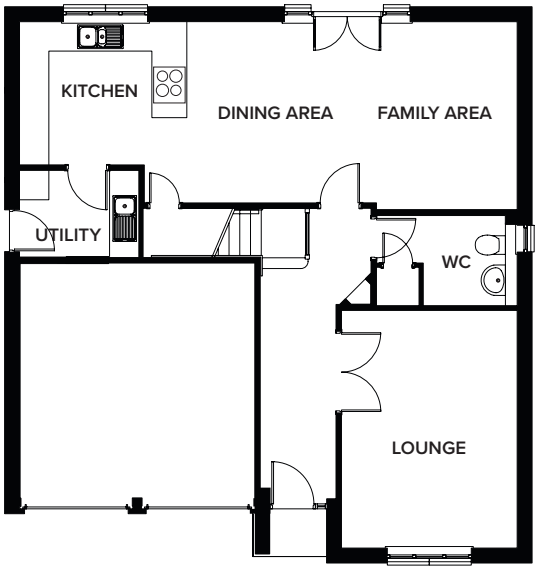
	METRIC	IMPERIAL
Bedroom 1	3.64m x 3.39m	11'11" x 11'2"
En-Suite	2.28m x 1.48m	7'6" x 4'10"
Bedroom 2	3.37m x 3.09m	11'1" x 10'2"
Bedroom 3	2.9m x 3.46m	9'6" x 11'4"
Bedroom 4	2.71m x 3.46m	8'11 x 11'4"
Bathroom	2.21m x 3.16m	7'3' x 10'4"

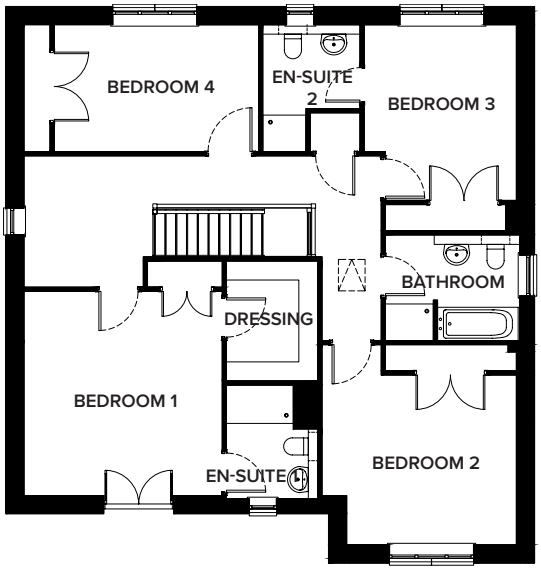
EPC energy rating B

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GLENBROOK 4 BEDROOM DETACHED (189m² / 2032 SQ FT)





Ground Floor

	METRIC	IMPERIAL
Lounge	3.65m x 4.96m	12’ x 16’3”
Kitchen/Dining Area	7.48m x 3.75m	24’6” x 12’4”
Family Area	2.9m x 3.9m	9’6” x 12’10”
WC	2.9m x 1.9m	9’6” x 6’3”
Utility	2.45m x 1.82m	8’1” x 6’

First Floor

	METRIC	IMPERIAL
Bedroom 1	4.18m x 4.3m	13’9” x 14’1”
En-Suite 1	1.93m x 2.4m	6’4”x 7’10”
Dressing	1.93m x 2.53m	6’4” x 8’3”
Bedroom 2	4.1m x 4.22m	13’5” x 13’10”
Bedroom 3	3.21m x 3.71m	10’6” x 12’2”
En-Suite 2	2.05m x 2.68m	6’9” x 8’9”
Bedroom 4	4.31m x 2.68m	14’2” x 8’9”
Bathroom	2.83m x 2.22m	9’3” x 7’4”

EPC energy rating B

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ROSEBERRY PARK

SPECIFICATION E2

SPECIFICATION
ROSEBERRY PARK PHASE E2

INTERIOR FEATURES

	ALBURY	DENHOLM	KENNEDY	MCINTOSH	NORBURY	HADDON	GLADSTONE	GLENBROOK
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 from kitchen to hall.							✓	
Full glazed double doors from lounge to hall.								✓
Choice of paint colour throughout.	✓	✓	✓	✓	✓	✓	✓	✓
Smoke and heat alarms.	✓	✓	✓	✓	✓	✓	✓	✓
Carbon dioxide monitor in bedroom 1.	✓	✓	✓	✓	✓	✓	✓	✓
Sliding timber style wardrobe doors to bedroom 1.					✓	✓	✓	

KITCHEN

	ALBURY	DENHOLM	KENNEDY	MCINTOSH	NORBURY	HADDON	GLADSTONE	GLENBROOK
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 zone induction hob.	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel chimney hood and back panel.	✓	✓	✓	✓	✓	✓	✓	
Stainless steel island chimney hood.								✓
Single oven.	✓	✓						
Double oven.			✓	✓	✓	✓	✓	✓
Fridge freezer (integrated).	✓	✓	✓	✓	✓	✓	✓	✓
Dishwasher.	✓	✓	✓	✓	✓	✓	✓	✓
dMEV continually running extractor fans to kitchen and utility room.	✓	✓	✓	✓	✓	✓	✓	✓

HEATING & ELECTRICS

	ALBURY	DENHOLM	KENNEDY	MCINTOSH	NORBURY	RHADDON	GLADSTONE	GLENBROOK
Energy efficient lighting to be used.	✓	✓	✓	✓	✓	✓	✓	✓
TV and BT points to lounge.		✓	✓	✓	✓	✓	✓	✓
2 x USB sockets to bedroom 1, 1 x USB socket in lounge and kitchen.	✓	✓	✓	✓	✓	✓	✓	✓
TV points to family room / study.			✓	✓	✓	✓	✓	✓
BT Openreach including Superfast Broadband, with CAT 6 cable to lounge and bedrooms.	✓	✓	✓	✓	✓	✓	✓	✓
Electric car charging facility.	✓	✓	✓	✓	✓	✓	✓	✓
Full air source heating system with thermostatic controls to most radiators.	✓	✓	✓	✓	✓	✓	✓	✓
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 E2

BATHROOMS & WC

	ALBURY	DENHOLM	KENNEDY	MCINTOSH	NORBURY	HADDON	GLADSTONE	GLENBROOK
Allocation for future shower in ground floor.	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled shower over bath fitted at high level.	✓	✓	✓	✓	✓			
Thermostatically controlled 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.	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatic 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, WC and en-suites.	✓	✓	✓	✓	✓	✓	✓	✓
Contemporary white bath.	✓	✓	✓	✓	✓	✓	✓	✓
Shaver socket to en-suite.	✓	✓	✓	✓	✓	✓	✓	✓
dMEV continually running extractor fans to all wet rooms.	✓	✓	✓	✓	✓	✓	✓	✓
White vertical towel rail to bathrooms, WC and en-suites.	✓	✓	✓	✓	✓	✓	✓	✓
Chrome tile trim.	✓	✓	✓	✓	✓	✓	✓	✓

EXTERIOR & GARDEN

	ALBURY	DENHOLM	KENNEDY	MCINTOSH	NORBURY	HADDON	GLADSTONE	GLENBROOK
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.	✓	✓	✓	✓	✓	✓	✓	✓
Block paved driveways.				✓	✓	✓	✓	✓
One private parking space.	✓	✓						
Two private parking spaces.			✓					

GOOD TO KNOW

ALL OF OUR HOMES ARE COVERED BY

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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. 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). Floor plans show the typical layout of this house type. All dimensions are approximate and are not shown to scale. Please ask a Sales Consultant for further details, including exact information regarding specification, floor plan differences and dimensions.

ROSEBERRY PARK

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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

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roseberrypark@walkergroup.co.uk

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