



Thornedge

Cumwhinton, Carlisle

Please call Ralph on 07980 268450 or Frank on 07967 985465

www.magnushomes.com

Magnus Homes specialises in building distinctive quality homes with an emphasis on style and incorporating high efficiency. Right from the planning and design stage, we work closely with our architects to create houses and apartments with a stamp of individuality.

We pride ourselves on providing excellent customer service, giving each individual homeowner our

undivided attention. We ensure that their new home reflects their personality and character. Whether you're a first time buyer or looking for a spacious family home, we have the perfect property for you. As an established local developer, we are currently building high quality homes in prestigious rural locations in North Cumbria.



Thornedge is our exciting new development in the much sought-after village of Cumwhinton and features a mixture of detached bungalows, semi-detached and detached houses as well as spacious link houses. All of these superb new homes are built to the highest standards with the trademark Magnus Homes emphasis on attention to detail.

In a beautiful rural setting close to Carlisle and with easy access to the M6 and the A69 and a regular bus service to the historical border city of Carlisle. Residents of Cumwhinton enjoy a range of excellent local amenities including a primary school, village shop/post office, village hall and a traditional community pub that has a great reputation among

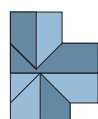
diners. Additionally there are opportunities to enjoy some delightful walks and cycle rides in and around this warm and friendly village. The nearby village of Wetheral also offers additional local facilities including restaurants, hotel & leisure facilities, village shop & post office, church and a railway station on the main Carlisle to Newcastle line.

Cumwhinton primary school has an excellent reputation and the village is also in the catchment area for Caldew School, Dalston and there are also school bus services to Queen Elizabeth Grammar School, Penrith and William Howard School, Brampton.

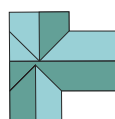




Thornedge Cumwhinton



Three bed detached bungalow with garage



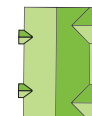
Detached bungalow with double garage



Three bedroom semi-detached house



Three bedroom link house



Two bedroom semi-detached bungalow



Type to be confirmed



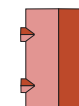
Five bedroom detached house with garage



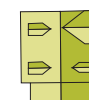
Four bedroom detached house with garage



Garage for 21 and 22



Two bedroom semi-detached bungalow



Four bedroom detached dormer-style house with garage



PLOTS 9 and 13 Three bedroom semi-detached house - Approx. 102 sq. m 1098 sq. ft.

A superb 3-bedroom energy efficient home, beautifully finished and offering spacious and well-built design. The ground floor entrance hall leads to a sizeable lounge with French doors opening out to the rear garden. The bright and airy dining kitchen area is also off the hallway as is the downstairs cloakroom/wc. The first floor features a master bedroom with en-suite shower room, two additional bedrooms and a stylish family bathroom. Externally there is a block-paved driveway and the exceptionally large rear garden is partially turfed providing scope for further landscaping by the homeowner.



Lounge	5785 x 3823 [19'0" x 12'7"]
Kitchen/Diner	3233 x 5110 [10'7" x 16'9"]
Master bedroom	3233 x 4032 [10'7" x 13'3"]



Bedroom 2	3233 x 3613 [10'7" x 11'10"]
Bedroom 3	2433 x 3854 [8'0" x 12'8"]

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Thornedge Cumwhinton

Sales Specification Plots 9 and 13:

3 Bedroom Semi-detached House

EXTERNAL STRUCTURE:

Insulated masonry construction, facing brick outer leaf and solid blockwork inner leaf walls. Some properties may have natural red sandstone feature stonework as indicated on the drawings.

WINDOWS:

High performance White PVCu double glazed windows throughout. PVCu French doors to the lounge as indicated on the drawings.

EXTERNAL DOORS:

Pre-finished thermally efficient 'Composite' front door sets with multi-point locking systems. Front doors to be part-glazed with coloured feature glazing detail to complement the plot finish. Please consult with your Sales Adviser regarding the actual front door style and colour approved for your particular plot.

GARAGE DOORS:

Where applicable, Teckentrup Premium Garage door from the GSW 40-L range. Please consult with your Sales Adviser regarding the actual garage door style and colour approved for your particular plot. CarTeck electric opener with hand-held transmitter included.

ROOF:

Sandtoft Rivius interlocking riven slate tile to main roofs.

ROOFLINE:

Black Ash coloured PVCu fascias, soffits & barge boards. Guttering and down pipes to be black PVCu standard profile.

LOFT SPACES:

Highly insulated at ceiling level with access via proprietary 'Manthorpe' insulated loft access hatch. All lofts to have light with pull chord and electrical socket. The TV aerial cables will be gathered together in the loft by Magnus Homes for later connection to the aerial by the purchaser. NB: Aerial and final connection of TV cables are the purchaser's responsibility. Multiple TV connections will also require an aerial booster fitted.

INTERNAL DOORS:

Oak finish with 'Milan' round rose lever handle door furniture with chrome plated finish.

WALLS & CEILINGS:

Plaster boarded with skim coat plaster finish.

CENTRAL HEATING AND HOT WATER:

Baxi Group gas fired combination boiler central heating system. Hot water will be provided on demand by the boiler and the heating system will be controlled by a 7-day electronic programmer and room thermostat. High efficiency panel radiators pre-finished in white with thermostatic radiator valves. For further details of how your central heating and hot water systems will operate, please refer to the Home Information Pack which will be handed over at legal completion.

TOWEL RAILS:

Bathroom and en-suite to have chrome plated heated towel rails and chrome plated TRV in place of standard radiators.

INTRUDER ALARMS:

The property will be fitted with a security alarm system with digital control box, PIR detectors and remote key pad located at the main entrance door.

EXTERNAL TAP:

Insulated cold water tap for external use installed onto the rear elevation of the property.

EXTERNAL ELECTRICAL SOCKET OUTLET:

Single electrical socket for external use installed onto the rear elevation of the property.

TELEVISION POINTS:

Provided to the lounge and master bedroom.

TELEPHONE POINTS:

Provided to the lounge and master bedroom.

EXTERNAL LIGHTS:

A combination of black finish decorative polycarbonate coach lantern style and LED PIR security lights to the exterior of the property as indicated on the drawings.

INTERNAL LIGHTING:

To have LED down lighters to kitchen, hall, bathroom and en-suite. All shower cubicles will have a showerproof down light fitted where applicable. All other locations will have standard pendant or baton lamp holders with low-energy light fittings in accordance with current Building Regulations.

SMOKE DETECTORS:

Interlinked mains-operated system with battery back up.

EXTRACTOR FANS:

Will be provided to suit Building Regulation requirements. All kitchens to have extraction via the kitchen extractor hood.

KITCHEN FITTINGS:

A choice of contemporary and traditional kitchen ranges on complementing coloured carcasses with soft close drawer system. A Provisional Sum allowance to the value of £5000.00 is included for the supply and installation of the Kitchen fittings including worktops, appliances and extract hoods etc.

SANITARYWARE:

Bathroom: White finish contemporary styled 3-piece comprising of 'Leticia' vanity unit and basin, 'Donna' push-button WC with soft close seat and 'Alderney' acrylic bath with shower screen. Taps to be single lever 'Nero' chrome plated basin taps and matching chrome plated 'Nero' bath filler tap with pop-up waste systems throughout. En-suite: White finish contemporary styled 3-piece comprising of 'Donna' pedestal basin, 'Donna' pushbutton WC with soft close seat and luxurious 1200 x 800 'Rio' shower enclosure. The bathroom and en-suite will also be equipped with a 'Cara' LED mirror with demister and shaver socket as standard. Please refer to drawings for bathroom layouts. Your sales advisor will be happy to discuss the details of the sanitaryware with you by appointment.

SHOWERS:

Mira React thermostatic bar shower valves fitted in the main bathroom over the bath and the en-suite shower cubicle areas.

WALL TILING:

Wall tiling to be selected from our approved range of attractive ceramic wall tiles:-

Bathrooms: Showering area above the bath to be fully tiled to ceiling height with all other walls half tiled. En-suite: The shower cubicle area will be fully tiled to ceiling height and a splash-back included above the basin. NB: The Kitchen area has upstands above the worktops incorporated within the design and no tiling is included to these areas.

SKIRTINGS & ARCHITRAVES:

Will be MDF pencil round pattern throughout.

DECORATION:

Walls and ceilings will be painted with white matt emulsion. Internal door frames, window boards, architraves and skirtings will be painted with white gloss.

GARDEN AREAS:

The rear garden area will be partially turfed and readied for further landscaping by the purchaser. NB: Trees and shrubs shown on the drawings are indicative only and are the responsibility of the purchaser to provide unless required under a planning condition.

FOOTPATHS, PATIO & DRIVES:

Decorative Buff paving slabs with 'Golden Stalk' gravel to pathways and patio area. 'Derwentsone' coloured paving blocks to private driveways as indicated on Materials Schedules forming part of the planning permission. For further details of plot-specific colours and finishes, please refer to your Sales Adviser.

EXTERNAL FENCING/WALLING:

Provision of walling/fencing provided to property boundaries as appropriate (plot-specific). For further details of plot-specific boundary finishes, please refer to your Sales Adviser.

EXTERNAL STEPS/SLOPING GARDENS:

Certain plots on the development may have steps and/or sloping gardens etc. Your Sales Advisor will identify these features to you and how they relate to your chosen plot at the time of your reservation.

ADDITIONAL INFORMATION:

Should you require any further information on this Sales Specification or any other items please contact your Sales Adviser who will be happy to assist you.



PLOT 11 - Four bedroom detached house with integral garage - Approx. 130sq. m. 1399 sq. ft.

Beautifully finished and featuring roomy and well-built design, this is a superb 4-bedroom energy-efficient family home. The ground floor entrance hall leads to the light and spacious lounge with French doors opening out to the rear garden. The bright and airy kitchen and dining area has an adjacent utility room. There is a cloakroom/wc to the ground floor which is completed by a good-sized integral garage. A stunning oak feature staircase, incorporating glass panels, leads to the first floor which features a master bedroom with en-suite shower room, three additional bedrooms and a stylish family bathroom. Externally there is a block-paved driveway, the front garden is turfed and the exceptionally large rear garden is partially turfed providing scope for further landscaping by the homeowner.



Lounge	6495 x 3972 [21'4" x 13'0"]
Kitchen/Diner	3090 x 6245 [10'2" x 20'6"]
Master bedroom	3819 x 4009 [12'6" x 13'2"]

Bedroom 2	2893 x 3608 [9'6" x 11'10"]
Bedroom 3	2919 x 4119 [9'7" x 13'6"]
Bedroom 4	3163 x 3299 [10'5" x 10'10"]

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Thornedge Cumwhinton

Sales Specification Plot 11:

4 Bedroom Detached House with Integral Garage

EXTERNAL STRUCTURE:

Insulated masonry construction, facing brick outer leaf and solid blockwork inner leaf walls. Some properties may have natural red sandstone feature stonework as indicated on the drawings.

WINDOWS:

High performance White PVCu double glazed windows throughout. PVCu French doors to the lounge as indicated on the drawings.

EXTERNAL DOORS:

Pre-finished thermally efficient 'Composite' front door sets with multi-point locking systems. Front doors to be part-glazed with coloured feature glazing detail to complement the plot finish. Please consult with your Sales Adviser regarding the actual front door style and colour approved for your particular plot..

GARAGE DOORS:

Teckentrup Premium Garage door from the GSW 40-L range. Please consult with your Sales Adviser regarding the actual garage door style and colour approved for your particular plot. CarTeck electric opener with hand-held transmitter included.

ROOF:

Sandtoft Rivius interlocking riven slate tile to main roofs.

ROOFLINE:

Black Ash coloured PVCu fascias, soffits & barge boards. Guttering and down pipes to be black PVCu standard profile.

LOFT SPACES:

Highly insulated at ceiling level with access via proprietary 'Manthorpe' insulated loft access hatch. All lofts to have light with pull chord and electrical socket. The TV aerial cables will be gathered together in the loft by Magnus Homes for later connection to the aerial by the purchaser. NB: Aerial and final connection of TV cables are the purchaser's responsibility. Multiple TV connections will also require an aerial booster fitted.

INTERNAL DOORS:

Oak finish with 'Milan' round rose lever handle door furniture with chrome plated finish.

WALLS & CEILINGS:

Plaster boarded with skim coat plaster finish.

CENTRAL HEATING AND HOT WATER:

Baxi Group gas fired combination boiler central heating system. Hot water will be provided on demand by the boiler and the heating system will be controlled by a 7-day electronic programmer and room thermostat. High efficiency panel radiators pre-finished in white with thermostatic radiator valves. For further details of how your central heating and hot water systems will operate, please refer to the Home Information Pack which will be handed over at legal completion.

TOWEL RAILS:

Bathroom and en-suite to have chrome plated heated towel rails and chrome plated TRV in place of standard radiators.

EXTERNAL TAP:

Insulated cold water tap for external use installed onto the rear elevation of the property.

EXTERNAL ELECTRICAL SOCKET OUTLET:

Single electrical socket for external use installed onto the rear elevation of the property.

TELEVISION POINTS:

Provided to the lounge and master bedroom.

TELEPHONE POINTS:

Provided to the lounge and master bedroom.

EXTERNAL LIGHTS:

A combination of black finish decorative polycarbonate coach lantern style and LED PIR security lights to the exterior of the property as indicated on the drawings.

INTERNAL LIGHTING:

To have LED down lighters to kitchen, hall, bathroom and en-suite. All shower cubicles will have a showerproof down light fitted where applicable. Feature lighting to stairs. All other locations will have standard pendant or baton lamp holders with low-energy light fittings in accordance with current Building Regulations.

SMOKE DETECTORS:

Interlinked mains-operated system with battery back up.

INTRUDER ALARMS:

The property will be fitted with a security alarm system with digital control box, PIR detectors and remote key pad located at the main entrance door.

EXTRACTOR FANS:

Will be provided to suit Building Regulation requirements. All kitchens to have extraction via the kitchen extractor hood.

KITCHEN FITTINGS:

A choice of contemporary and traditional kitchen ranges on complementing coloured carcasses with soft close drawer system. A Provisional Sum allowance to the value of £7000.00 is included for the supply and installation of the Kitchen and Utility Room fittings including worktops, appliances and extract hoods etc.

SANITARYWARE:

Bathroom: White finish contemporary styled 3-piece comprising of 'Zen' vanity unit and basin, 'Frazenda' push-button WC with soft close seat and 'Benoni' acrylic bath with shower screen. Taps to be single lever 'Nero' chrome plated basin taps and matching chrome plated 'Nero' bath filler tap with pop-up waste systems throughout. En-suite: White finish contemporary styled 3-piece comprising of 'Letica' pedestal basin, 'Donna' pushbutton WC with soft close seat and luxurious 1200 x 800 'Rio' shower enclosure. The bathroom and en-suite will also be equipped with a 'Cara' LED mirror with demister and shaver socket as standard. Please refer to drawings for bathroom layouts. Your Sales Advisor will be happy to discuss the details of the sanitaryware with you by appointment.

SHOWERS:

Mira React thermostatic bar shower valves fitted in the main bathroom over the bath and the en-suite shower cubicle areas.

WALL TILING:

Wall tiling to be selected from our approved range of attractive ceramic wall tiles:- Bathrooms: Showering area above the bath to be fully tiled to ceiling height with all other walls half tiled. En-suite: The shower cubicle area will be fully tiled to ceiling height and a splash-back included above the basin. NB: The Kitchen and Utility areas have upstands above the worktops incorporated within the design and no tiling is included to these areas.

SKIRTINGS & ARCHITRAVES:

Will be MDF pencil round pattern throughout.

STAIRS:

Oak designer staircase with a choice of glass infill panels or oak spindles

DECORATION:

Walls and ceilings will be painted with white matt emulsion. Internal door frames, window boards, architraves and skirtings will be painted with white gloss.

GARDEN AREAS :

Turfing will be laid to the front gardens as standard. The rear garden area will be partially turfed and readied for further landscaping by the purchaser. NB: Trees and shrubs shown on the drawings are indicative only and are the responsibility of the purchaser to provide unless required under a planning condition.

FOOTPATHS, PATIO & DRIVES:

Decorative Buff paving slabs with 'Golden Stalk' gravel to pathways and patio area. 'Derwentsone' coloured paving blocks to private driveways as indicated on Materials Schedules forming part of the planning permission. For further details of plot-specific colours and finishes, please refer to your Sales Advisor.

EXTERNAL FENCING/WALLING:

Provision of walling/fencing provided to property boundaries as appropriate (plot-specific). For further details of plot-specific boundary finishes, please refer to your Sales Advisor.

EXTERNAL STEPS/SLOPING GARDENS:

Certain plots on the development may have steps and/or sloping gardens etc. Your Sales Advisor will identify these features to you and how they relate to your chosen plot at the time of your reservation.

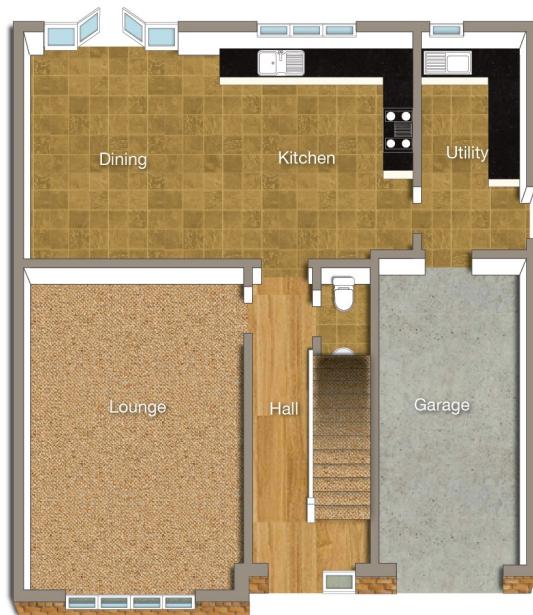
ADDITIONAL INFORMATION:

Should you require any further information on this Sales Specification or any other items please contact your Sales Advisor who will be happy to assist you.



PLOT 14 - Five bedroom detached house with integral garage - Approx. 164 sq. m. 1765 sq. ft. (excl. garage)

A sizeable 5-bedroom energy-efficient family home, superbly finished and offering roomy and well-built design. The ground floor entrance hall leads to a spacious kitchen and dining area with French doors opening out to the rear garden. Adjacent to the kitchen is a good-sized utility room with fitted units and a door leading to the integral garage. To the front of the ground floor is the large, light and airy lounge and the accommodation on this floor is completed by the cloakroom/wc. A stunning oak feature staircase, incorporating glass panels, leads to the first floor which features a master bedroom with en-suite shower room, another large bedroom also with en-suite shower room, three further bedrooms and a stylish family bathroom. Externally there is a block-paved driveway, the front garden is turfed and the exceptionally large rear garden is partially turfed providing scope for further landscaping by the homeowner.



Lounge	4355 x 5781 {14'3" x 19'0"}
Kitchen/Diner	7746 x 3949 [25'5" x 12'11"]
Master bedroom	4133 x 4244 [13'7" x 13'11"]
Bedroom 2	4139 x 3888 [13'7" x 12'9"]

Bedroom 3	3481 x 3888 [11'5" x 12'9"]
Bedroom 4	2952 x 3951 [9'8" x 13'0"]
Bedroom 5	2012 x 3888 [6'7" x 12'9"]

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Thornedge Cumwhinton

Sales Specification Plot 14:

5 Bedroom Detached House with Integral Garage

EXTERNAL STRUCTURE:

Insulated masonry construction, facing brick outer leaf and solid blockwork inner leaf walls. Some properties may have natural red sandstone feature stonework as indicated on the drawings.

WINDOWS:

High performance White PVCu double glazed windows throughout. PVCu French doors to the lounge as indicated on the drawings.

EXTERNAL DOORS:

Pre-finished thermally efficient 'Composite' front door sets with multi-point locking systems. Front doors to be part-glazed with coloured feature glazing detail to complement the plot finish. Please consult with your Sales Adviser regarding the actual front door style and colour approved for your particular plot. Other external entrance doors to be white PVCu half-glazed doors with obscure glazing. All ironmongery to be chrome/silver finish and door frames to be pre-finished white PVCu.

GARAGE DOORS:

Teckentrup Premium Garage door from the GSW 40-L range. Please consult with your Sales Adviser regarding the actual garage door style and colour approved for your particular plot. CarTeck electric opener with hand-held transmitter included.

ROOF:

Sandtoft Rivius interlocking riven slate tile to main roofs.

ROOFLINE:

Black Ash coloured PVCu fascias, soffits & barge boards. Guttering and down pipes to be black PVCu standard profile.

LOFT SPACES:

Highly insulated at ceiling level with access via proprietary 'Manthorpe' insulated loft access hatch. All lofts to have light with pull chord and electrical socket. The TV aerial cables will be gathered together in the loft by Magnus Homes for later connection to the aerial by the purchaser. NB: Aerial and final connection of TV cables are the purchaser's responsibility. Multiple TV connections will also require an aerial booster fitted.

INTERNAL DOORS:

Oak finish with 'Milan' round rose lever handle door furniture with chrome plated finish.

WALLS & CEILINGS:

Plaster boarded with skim coat plaster finish.

CENTRAL HEATING AND HOT WATER:

Baxi Group gas fired combination boiler central heating system. Hot water will be provided on demand by the boiler and the heating system will be controlled by a 7-day electronic programmer and room thermostat. High efficiency panel radiators pre-finished in white with thermostatic radiator valves. For further details of how your central heating and hot water systems will operate, please refer to the Home Information Pack which will be handed over at legal completion.

TOWEL RAILS:

Bathroom and en-suites to have chrome plated heated towel rails and chrome plated TRV in place of standard radiators.

EXTERNAL TAP:

Insulated cold water tap for external use installed onto the rear elevation of the property.

EXTERNAL ELECTRICAL SOCKET OUTLET:

Single electrical socket for external use installed onto the rear elevation of the property.

TELEVISION POINTS:

Provided to the lounge and master bedroom.

TELEPHONE POINTS:

Provided to the lounge and master bedroom.

EXTERNAL LIGHTS:

A combination of black finish decorative polycarbonate coach lantern style and LED PIR security lights to the exterior of the property as indicated on the drawings.

INTERNAL LIGHTING:

To have LED down lighters to kitchen, hall, bathroom and en-suites. All shower cubicles will have a showerproof down light fitted where applicable. Feature lighting to stairs. All other locations will have standard pendant or baton lamp holders with low-energy light fittings in accordance with current Building Regulations.

SMOKE DETECTORS:

Interlinked mains-operated system with battery back up.

INTRUDER ALARMS:

The property will be fitted with a security alarm system with digital control box, PIR detectors and remote key pad located at the main entrance door.

EXTRACTOR FANS:

Will be provided to suit Building Regulation requirements. All kitchens to have extraction via the kitchen extractor hood.

KITCHEN & UTILITY ROOM FITTINGS:

A choice of contemporary and traditional kitchen ranges on complementing coloured carcasses with soft close drawer system. A Provisional Sum allowance to the value of £8000.00 is included for the supply and installation of the Kitchen and Utility Room fittings including worktops, appliances and extract hoods etc.

SANITARYWARE:

Bathroom: White finish contemporary styled 3-piece comprising of 'Zen' vanity unit and basin, 'Frazenda' push-button WC with soft close seat and 'Benoni' acrylic bath with shower screen. Taps to be single lever 'Nero' chrome plated basin taps and matching chrome plated 'Nero' bath filler tap with pop-up waste systems throughout. En-suites: White finish contemporary styled 3-piece comprising of 'Letica' pedestal basin, 'Donna' pushbutton WC with soft close seat and luxurious 1200 x 800 'Rio' shower enclosure. The bathroom and en-suites will also be equipped with a 'Cara' LED mirror with demister and shaver socket as standard. Please refer to drawings for bathroom layouts. Your Sales Advisor will be happy to discuss the details of the sanitaryware with you by appointment.

SHOWERS:

Mira React thermostatic bar shower valves fitted in the main bathroom over the bath and the en-suite shower cubicle areas.

WALL TILING:

Wall tiling to be selected from our approved range of attractive ceramic wall tiles:-

Bathrooms: Showering area above the bath to be fully tiled to ceiling height with all other walls half tiled. En-suites: The shower cubicle area will be fully tiled to ceiling height and a splash-back included above the basin. NB: The Kitchen and Utility areas have upstands above the worktops incorporated within the design and no tiling is included to these areas.

SKIRTINGS & ARCHITRAVES:

Will be MDF pencil round pattern throughout.

STAIRS:

Oak designer staircase with a choice of glass infill panels or oak spindles

DECORATION:

Walls and ceilings will be painted with white matt emulsion. Internal door frames, window boards, architraves and skirtings will be painted with white gloss.

GARDEN AREAS :

Turfing will be laid to the front gardens as standard. The rear garden area will be partially turfed and readied for further landscaping by the purchaser. NB: Trees and shrubs shown on the drawings are indicative only and are the responsibility of the purchaser to provide unless required under a planning condition.

FOOTPATHS, PATIO & DRIVES:

Decorative Buff paving slabs with 'Golden Stalk' gravel to pathways and patio area. 'Derwentsone' coloured paving blocks to private driveways as indicated on Materials Schedules forming part of the planning permission. For further details of plot -specific colours and finishes, please refer to your Sales Advisor.

EXTERNAL FENCING/WALLING:

Provision of walling/fencing provided to property boundaries as appropriate (plot-specific). For further details of plot-specific boundary finishes, please refer to your Sales Advisor.

EXTERNAL STEPS/SLOPING GARDENS:

Certain plots on the development may have steps and/or sloping gardens etc. Your Sales Advisor will identify these features to you and how they relate to your chosen plot at the time of your reservation.

ADDITIONAL INFORMATION:

Should you require any further information on this Sales Specification or any other items please contact your Sales Advisor who will be happy to assist you.



PLOTS H2 & H3 - Four bedroom detached house with integral garage - Approx. 183 sq. m. 1971 sq. ft. (excl. garage)

A stunning 4-bedroom property with integral garage, this is a beautifully finished home providing 183 square metres of outstanding family accommodation. A sizeable hallway leads to the lounge which has space enough for the whole family to relax. The master bedroom, featuring an en-suite shower room, is also off the hallway which is completed by a convenient cloakroom/wc. With French doors opening out onto the rear garden, the bright and airy kitchen and dining area has an adjacent utility room, also with access to the rear garden and garage. A stunning oak feature staircase, incorporating glass panels, leads to the first floor which has a further three double bedrooms, one with a generous en-suite shower room. Two of the bedrooms enjoy the extra space afforded by attractive dormer windows and the first floor is completed by the stylish family bathroom. Externally there is a block-paved driveway and the front garden and rear gardens are turfed.



Lounge 3795 x 5473 [12'5" x 17'11"]
 Kitchen/Diner 9420 x 5290 [30'11" x 17'4"]
 Master bedroom 3128 x 4029 [10'3" x 13'3"]

Bedroom 2 3128 x 4732 [10'3" x 15'6"] Plus Dormer
 Bedroom 3 3795 x 4343 [12'5" x 14'3"]
 Bedroom 4 2854 x 4530 [9'4" x 14'10"] Plus Dormer

Please call Frank on 07967 985465 or Ralph on 07980 268450 www.magnushomes.com





Thornedge Cumwhinton

Sales Specification Plots H2 and H3:

4 Bedroom Detached House with Integral Garage

EXTERNAL STRUCTURE:

Insulated masonry construction, facing brick outer leaf and solid blockwork inner leaf walls. Some properties may have natural red sandstone feature stonework as indicated on the drawings.

WINDOWS:

High performance White PVCu double glazed windows throughout. PVCu French doors to the lounge as indicated on the drawings.

EXTERNAL DOORS:

Pre-finished thermally efficient 'Composite' front door sets with multi-point locking systems. Front doors to be part-glazed with coloured feature glazing detail to complement the plot finish. Please consult with your Sales Adviser regarding the actual front door style and colour approved for your particular plot..

GARAGE DOORS:

Teckentrup Premium Garage door from the GSW 40-L range. Please consult with your Sales Adviser regarding the actual garage door style and colour approved for your particular plot. CarTeck electric opener with hand-held transmitter included.

ROOF:

Sandtoft Rivius interlocking riven slate tile to main roofs.

ROOFLINE:

Black Ash coloured PVCu fascias, soffits & barge boards. Guttering and down pipes to be black PVCu standard profile.

LOFT SPACES:

Highly insulated at ceiling level with access via proprietary 'Manthorpe' insulated loft access hatch. All lofts to have light with pull chord and electrical socket. The TV aerial cables will be gathered together in the loft by Magnus Homes for later connection to the aerial by the purchaser. NB: Aerial and final connection of TV cables are the purchaser's responsibility. Multiple TV connections will also require an aerial booster fitted.

INTERNAL DOORS:

Oak finish with 'Milan' round rose lever handle door furniture with chrome plated finish.

WALLS & CEILINGS:

Plaster boarded with skim coat plaster finish.

CENTRAL HEATING AND HOT WATER:

Baxi Group gas fired combination boiler central heating system. Hot water will be provided on demand by the boiler and the heating system will be controlled by a 7-day electronic programmer and room thermostat. High efficiency panel radiators pre-finished in white with thermostatic radiator valves. For further details of how your central heating and hot water systems will operate, please refer to the Home Information Pack which will be handed over at legal completion.

TOWEL RAILS:

Bathroom and en-suites to have chrome plated heated towel rails in place of standard radiators.

EXTERNAL TAP:

Insulated cold water tap for external use installed onto the rear elevation of the property.

EXTERNAL ELECTRICAL SOCKET OUTLET:

Single electrical socket for external use installed onto the rear elevation of the property.

TELEVISION POINTS:

Provided to the lounge and master bedroom.

TELEPHONE POINTS:

Provided to the lounge and master bedroom.

EXTERNAL LIGHTS:

A combination of black finish decorative polycarbonate coach lantern style and LED PIR security lights to the exterior of the property as indicated on the drawings.

INTERNAL LIGHTING:

To have LED down lighters to kitchen, hall, bathroom and en-suites. All shower cubicles will have a showerproof down light fitted where applicable. Feature lighting to stairs. All other locations will have standard pendant or baton lamp holders with low-energy light fittings in accordance with current Building Regulations.

SMOKE DETECTORS:

Interlinked mains-operated system with battery back up.

INTRUDER ALARMS:

The property will be fitted with a security alarm system with digital control box, PIR detectors and remote key pad located at the main entrance door.

EXTRACTOR FANS:

Will be provided to suit Building Regulation requirements. All kitchens to have extraction via the kitchen extractor hood.

KITCHEN FITTINGS:

A choice of contemporary and traditional kitchen ranges on complementing coloured carcasses with soft close drawer system. A Provisional Sum allowance to the value of £8000.00 is included for the supply and installation of the Kitchen and Utility Room fittings including worktops, appliances and extract hoods etc.

SANITARYWARE:

Bathroom: White finish contemporary styled 3-piece comprising of white vanity unit and basin, 'Liberty' push-button WC with soft close seat and 'Benoni' acrylic bath with shower screen. Taps to be single lever 'Nero' chrome plated basin taps and matching chrome plated 'Nero' bath filler tap with pop-up waste systems throughout. En-suite: White finish contemporary styled 3-piece comprising of 'Liberty' pedestal basin, 'Liberty' push-button WC with soft close seat and luxurious 1200 x 800 'Rio' shower enclosure. The bathroom and en-suites will also be equipped with 'Cara' LED mirrors with demister and shaver socket as standard. Downstairs cloakroom comprising of 'Liberty' push-button wc with soft close seat and 'Quadro' floor standing cloakroom vanity unit with basin. Please refer to drawings for

bathroom layouts. Your Sales Advisor will be happy to discuss the details of the sanitaryware with you by appointment.

SHOWERS:

Mira React thermostatic bar shower valves fitted in the main bathroom over the bath and the en-suite shower cubicle areas.

WALL TILING:

Wall tiling to be selected from our approved range of attractive ceramic wall tiles:- Bathrooms: Showering area above the bath to be fully tiled to ceiling height with all other walls half tiled. En-suites: The shower cubicle areas will be fully tiled to ceiling height and a splash-back included above the basin. NB: The Kitchen and Utility areas have upstands above the worktops incorporated within the design and no tiling is included to these areas.

SKIRTINGS & ARCHITRAVES:

Will be MDF pencil round pattern throughout.

STAIRS:

Oak designer staircase with a choice of glass infill panels or oak spindles

DECORATION:

Walls and ceilings will be painted with white matt emulsion. Internal door frames, window boards, architraves and skirtings will be painted with white gloss.

GARDEN AREAS :

Turfing will be laid to the front and rear gardens as standard. NB: Trees and shrubs shown on the drawings are indicative only and are the responsibility of the purchaser to provide unless required under a planning condition.

FOOTPATHS, PATIO & DRIVES:

Decorative Buff paving slabs with 'Golden Stalk' gravel to pathways and patio area. 'Derwentsone' coloured paving blocks to private driveways as indicated on Materials Schedules forming part of the planning permission. For further details of plot-specific colours and finishes, please refer to your Sales Advisor.

EXTERNAL FENCING/WALLING:

Provision of walling/fencing provided to property boundaries as appropriate (plot-specific). For further details of plot-specific boundary finishes, please refer to your Sales Advisor.

EXTERNAL STEPS/SLOPING GARDENS:

Certain plots on the development may have steps and/or sloping gardens etc. Your Sales Advisor will identify these features to you and how they relate to your chosen plot at the time of your reservation.

ADDITIONAL INFORMATION:

Should you require any further information on this Sales Specification or any other items please contact your Sales Advisor who will be happy to assist you.



PLOT H4 - Three bedroom bungalow with integral garage Approx 117 sq mtrs 1259 sq ft (excl. garage)

A welcoming and attractive 3 bedroom bungalow, beautifully finished and energy-efficient. The bright and airy lounge has French doors leading to the patio area and rear garden. A good-sized dining area is a feature of the fully fitted kitchen and there is a very useful utility room which has a door into the garage. The master bedroom features an en-suite shower room and there is also a family bathroom. There are two further bedrooms which could also have other uses such as a study or separate dining room. Externally there is a block-paved driveway, paved patio area and front and rear gardens.



Lounge 3897 x 5896 [12'9" x 19'4"]

Kitchen/Diner 4455 x 6096 [14'7" x 20'0"]

Master bedroom 3373 x 4269 [11'1" x 14'0"]

Bedroom 2 3300 x 3834 [10'10" x 12'7"]

Bedroom 3 2763 x 2588 [9'1" x 8'6"]

Please call Frank on 07967 985465 or Ralph on 07980 268450 www.magnushomes.com





Thornedge Cumwhinton

Sales Specification Plot H4:

3 Bedroom Detached Bungalow with Integral Garage

EXTERNAL STRUCTURE:

Insulated masonry construction, facing brick outer leaf and solid blockwork inner leaf walls. Some properties may have natural red sandstone feature stonework as indicated on the drawings.

WINDOWS:

High performance White PVCu double glazed windows throughout. PVCu French doors to the lounge as indicated on the drawings.

EXTERNAL DOORS:

Pre-finished thermally efficient 'Composite' front door sets with multi-point locking systems. Front doors to be part-glazed with coloured feature glazing detail to complement the plot finish. Please consult with your Sales Adviser regarding the actual front door style and colour approved for your particular plot. Other external entrance doors to be white PVCu half glazed doors with obscure glazing. All ironmongery to be chrome/silver finish and door frames to be pre-finished white PVCu.

GARAGE DOORS:

Teckentrup Premium Garage door from the GSW 40-L range. Please consult with your Sales Adviser regarding the actual garage door style and colour approved for your particular plot. CarTeck electric opener with hand-held transmitter included.

ROOF:

Sandtoft Rivius interlocking riven slate tile to main roofs.

ROOFLINE:

Black Ash coloured PVCu fascias, soffits & barge boards. Guttering and down pipes to be black PVCu standard profile.

LOFT SPACES:

Highly insulated at ceiling level with access via proprietary 'Manthorpe' insulated loft access hatch. All lofts to have light with pull chord and electrical socket. The TV aerial cables will be gathered together in the loft by Magnus Homes for later connection to the aerial by the purchaser. NB: Aerial and final connection of TV cables are the purchaser's responsibility. Multiple TV connections will also require an aerial booster fitted.

INTERNAL DOORS:

Oak finish with 'Milan' round rose lever handle door furniture with chrome plated finish.

WALLS & CEILINGS:

Plaster boarded with skim coat plaster finish.

CENTRAL HEATING AND HOT WATER:

Baxi Group gas fired combination boiler central heating system. Hot water will be provided on demand by the boiler and the heating system will be controlled by a 7-day electronic programmer and room thermostat. High efficiency panel radiators pre-finished in white with thermostatic radiator valves. For further details of how your central heating and hot water systems will operate, please refer to the Home Information Pack which will be handed over at legal completion.

TOWEL RAILS:

Bathroom and en-suite to have chrome plated heated towel rails in place of standard radiators.

INTRUDER ALARMS:

The property will be fitted with a security alarm system with digital control box, PIR detectors and remote key pad located at the main entrance door.

EXTERNAL TAP:

Insulated cold water tap for external use installed onto the rear elevation of the property.

EXTERNAL ELECTRICAL SOCKET OUTLET:

Single electrical socket for external use installed onto the rear elevation of the property.

TELEVISION POINTS:

Provided to the lounge and master bedroom.

TELEPHONE POINTS:

Provided to the lounge and master bedroom.

EXTERNAL LIGHTS:

A combination of black finish decorative polycarbonate coach lantern style and LED PIR security lights to the exterior of the property as indicated on the drawings.

INTERNAL LIGHTING:

To have LED down lighters to kitchen, hall, utility room, bathroom and en-suite. All shower cubicles will have a showerproof down light fitted where applicable. All other locations will have standard pendant or baton lamp holders with low-energy light fittings in accordance with current Building Regulations.

SMOKE DETECTORS:

Interlinked mains-operated system with battery back up.

EXTRACTOR FANS:

Will be provided to suit Building Regulation requirements. All kitchens to have extraction via the kitchen extractor hood.

KITCHEN & UTILITY ROOM FITTINGS:

A choice of contemporary and traditional kitchen ranges on complementing coloured carcasses with soft close drawer system. A Provisional Sum allowance to the value of £6500.00 is included for the supply and installation of the Kitchen and Utility Room fittings including worktops, appliances and extract hoods etc.

SANITARYWARE:

Bathroom: White finish contemporary styled 3-piece comprising of white vanity unit and basin, 'Liberty' push-button WC with soft close seat and 'Alderney' acrylic bath with shower screen. Taps to be single lever 'Nero' chrome plated basin taps and matching chrome plated 'Nero' bath filler tap with pop-up waste systems throughout. En-suite: White finish contemporary styled 3-piece comprising of 'Liberty' pedestal basin, 'Liberty' push-button WC with soft close seat and luxurious 1200 x 800 'Rio' shower enclosure. The bathroom and en-suite will also be equipped with a 'Cara' LED mirror with demister and shaver socket as standard. Please refer to drawings for bathroom layouts. Your Sales Adviser will be happy to discuss the details of the sanitaryware with you by appointment.

SHOWERS:

Mira React thermostatic bar shower valves fitted in the main bathroom over the bath and the en-suite shower cubicle areas.

WALL TILING:

Wall tiling to be selected from our approved range of attractive ceramic wall tiles:- Bathrooms: Showering area above the bath to be fully tiled to ceiling height with all other walls half tiled. En-suite: The shower cubicle area will be fully tiled to ceiling height and a splash-back included above the basin. NB: The Kitchen and Utility areas have upstands above the worktops incorporated within the design and no tiling is included to these areas.

SKIRTINGS & ARCHITRAVES:

Will be MDF pencil round pattern throughout.

DECORATION:

Walls and ceilings will be painted with white matt emulsion. Internal door frames, window boards, architraves and skirtings will be painted with white gloss.

GARDEN AREAS:

Turfing will be laid to the front and rear gardens as standard. NB: Trees and shrubs shown on the drawings are indicative only and are the responsibility of the purchaser to provide unless required under a planning condition.

FOOTPATHS, PATIO & DRIVES:

Decorative Buff paving slabs with 'Golden Stalk' gravel to pathways and patio area. 'Derwentsone' coloured paving blocks to private driveways as indicated on Materials Schedules forming part of the planning permission. For further details of plot-specific colours and finishes, please refer to your Sales Advisor.

EXTERNAL FENCING/WALLING:

Provision of walling/fencing provided to property boundaries as appropriate (plot-specific). For further details of plot-specific boundary finishes, please refer to your Sales Advisor.

EXTERNAL STEPS/SLOPING GARDENS:

Certain plots on the development may have steps and/or sloping gardens etc. Your Sales Advisor will identify these features to you and how they relate to your chosen plot at the time of your reservation.

ADDITIONAL INFORMATION:

Should you require any further information on this Sales Specification or any other items please contact your Sales Advisor who will be happy to assist you.

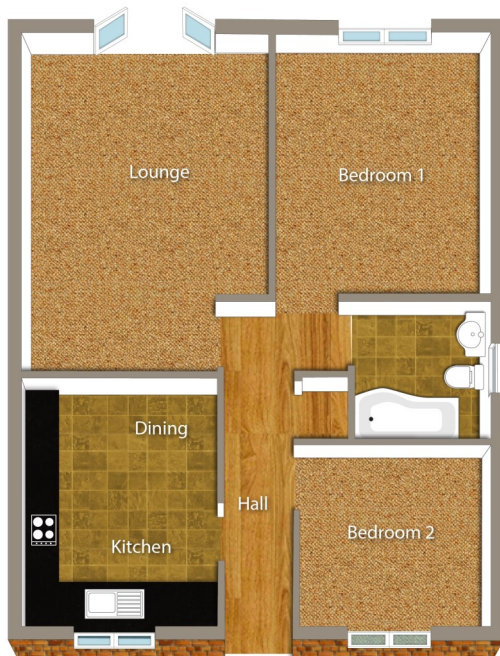


Plots H5 and H6 Two bedroom semi-detached bungalow. Approx 60 sq mtrs 645 sq ft

Plots H7 and H8 Two bedroom semi-detached bungalow. Approx 75 sq mtrs 810 sq ft

A delightful 2-bedroom bungalow providing comfortable accommodation, easily maintained and highly energy-efficient.

The bright and airy lounge features French doors opening out onto the patio and rear garden. The fitted kitchen incorporates integrated appliances and is complemented by a good-sized dining area. Two bedrooms and a stylish bathroom complete this lovely home. Externally there is a block-paved driveway, paved patio and turfed rear garden.



Plots H5 & H6

Lounge	3659 x 4938 [12'0" x 16'2"]
Kitchen/Diner	2919 x 3576 [9'7" x 11'9"]
Bedroom 1	3076 x 3808 [10'1" x 12'6"]
Bedroom 2	2673 x 2586 [8'9" x 8'6"]



Plots H7 & H8

Lounge	4358 x 4658 [14'4" x 15'3"]
Kitchen/Diner	3108 x 4356 [10'2" x 14'3"]
Bedroom 1	3108 x 4158 [10'2" x 13'8"]
Bedroom 2	3143 x 3751 [10'4" x 12'4"]



Thornedge Cumwhinton

Sales Specification Plots H5, H6, H7, H8:

2 Bedroom Semi-detached Bungalow

EXTERNAL STRUCTURE:

Insulated masonry construction, facing brick outer leaf and solid blockwork inner leaf walls. Some properties may have natural red sandstone feature stonework as indicated on the drawings.

WINDOWS:

High performance White PVCu double glazed windows throughout. PVCu French doors to the lounge as indicated on the drawings.

EXTERNAL DOORS:

Pre-finished thermally efficient 'Composite' front door sets with multi-point locking systems. Front doors to be part-glazed with coloured feature glazing detail to complement the plot finish. Please consult with your Sales Adviser regarding the actual front door style and colour approved for your particular plot.

ROOF:

Sandtoft Rivius interlocking riven slate tile to main roofs.

ROOFLINE:

Black Ash coloured PVCu fascias, soffits & barge boards. Guttering and down pipes to be black PVCu standard profile.

LOFT SPACES:

Highly insulated at ceiling level with access via proprietary 'Manthorpe' insulated loft access hatch. All lofts to have light with pull chord and electrical socket. The TV aerial cables will be gathered together in the loft by Magnus Homes for later connection to the aerial by the purchaser. NB: Aerial and final connection of TV cables are the purchaser's responsibility. Multiple TV connections will also require an aerial booster fitted.

INTERNAL DOORS:

Oak finish with 'Milan' round rose lever handle door furniture with chrome plated finish.

WALLS & CEILINGS:

Plaster boarded with skim coat plaster finish.

CENTRAL HEATING AND HOT WATER:

Baxi Group gas fired combination boiler central heating system. Hot water will be provided on demand by the boiler and the heating system will be controlled by a 7-day electronic programmer and room thermostat. High efficiency panel radiators pre-finished in white with thermostatic radiator valves. For further details of how your central heating and hot water systems will operate, please refer to the Home Information Pack which will be handed over at legal completion.

TOWEL RAILS:

Bathroom to have chrome plated heated towel rail in place of standard radiator.

EXTERNAL TAP:

Insulated cold water tap for external use installed onto the side elevation of the property.

EXTERNAL ELECTRICAL SOCKET OUTLET:

Single electrical socket for external use installed onto the rear elevation of the property.

TELEVISION POINTS:

Provided to the lounge and master bedroom.

TELEPHONE POINTS:

Provided to the lounge and master bedroom.

EXTERNAL LIGHTS:

A combination of black finish decorative polycarbonate coach lantern style and LED PIR security lights to the exterior of the property as indicated on the drawings.

INTERNAL LIGHTING:

To have LED down lighters to kitchen/dining area, hall, and bathroom. All other locations will have standard pendant or baton lamp holders with low-energy light fittings in accordance with current Building Regulations.

SMOKE DETECTORS:

Interlinked mains-operated system with battery back up.

EXTRACTOR FANS:

Will be provided to suit Building Regulation requirements. Kitchen to have extraction via the kitchen extractor hood.

KITCHEN FITTINGS:

A choice of contemporary and traditional kitchen ranges on complementing coloured carcasses with soft close drawer system. A Provisional Sum allowance is included for the supply and installation of the Kitchen fittings including worktops, appliances and extract hood etc.

For Plots H5 & H6 the allowance is to the value of £4000.00.

For Plots H7 & H8 the allowance is to the value of £4500.00

SANITARYWARE:

Bathroom: White finish contemporary styled 3-piece comprising of white vanity unit and basin, 'Liberty' push-button WC with soft close seat and 'Alderney' acrylic bath with shower screen. Taps to be single lever 'Nero' chrome plated basin taps and matching chrome plated 'Nero' bath filler tap with pop-up waste systems throughout. The bathroom will also be equipped with a 'Cara' LED mirror with demister and shaver socket as standard. Please refer to drawings for bathroom layouts. Your Sales Advisor will be happy to discuss the details of the sanitaryware with you by appointment.

SHOWERS:

Mira React thermostatic bar shower valve fitted in the bathroom over the bath.

WALL TILING:

Wall tiling to be selected from our approved range of attractive ceramic wall tiles:-

Bathroom: Showering area above the bath to be fully tiled to ceiling height with all other walls half tiled. NB: The Kitchen has upstands above the worktops incorporated within the design and no tiling is included to these areas.

SKIRTINGS & ARCHITRAVES:

Will be MDF pencil round pattern throughout.

DECORATION:

Walls and ceilings will be painted with white matt emulsion. Internal door frames, window boards, architraves and skirtings will be painted with white gloss.

GARDEN AREAS :

Turfing will be laid to the front and rear gardens as standard. NB: Trees and shrubs shown on the drawings are indicative only and are the responsibility of the purchaser to provide unless required under a planning condition.

FOOTPATHS, PATIO & DRIVES:

Decorative Buff paving slabs with 'Golden Stalk' gravel to pathways and patio area. 'Derwentsone' coloured paving blocks to private driveways as indicated on Materials Schedules forming part of the planning permission. For further details of plot-specific colours and finishes, please refer to your Sales Advisor.

EXTERNAL FENCING/WALLING:

Provision of walling/fencing provided to property boundaries as appropriate (plot-specific). For further details of plot-specific boundary finishes, please refer to your Sales Advisor.

EXTERNAL STEPS/SLOPING GARDENS:

Certain plots on the development may have steps and/or sloping gardens etc. Your Sales Advisor will identify these features to you and how they relate to your chosen plot at the time of your reservation.

ADDITIONAL INFORMATION:

Should you require any further information on this Sales Specification or any other items please contact your Sales Advisor who will be happy to assist you.



Please call Ralph on 07980 268450 or Frank on 07967 985465

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