

# The Wickets

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STOKE ROAD, DESBOROUGH, NORTHAMPTONSHIRE NN14 2SR





# WELCOME TO | The Wickets







## Created for you

### FIND A BETTER QUALITY OF LIFE WITH A HOME AT THE WICKETS

The Wickets is an attractive collection of 3 and 4-bedroom homes located on the outskirts of Desborough, surrounded by beautiful Northamptonshire countryside, yet within easy reach of the High Street, neighbouring towns and regular direct rail links to London. Each home enjoys high energy efficiency, thoughtful modern design and the superior level of quality that is synonymous with the Ashberry brand. With such a combination of comfort and convenience, The Wickets makes the ideal home for first-time buyers, families and city commuters looking for a better quality of life.

Desborough is a thriving town that enjoys a strong location between Market Harborough, Kettering and Corby. Positioned on the outskirts of town, The Wickets benefits from all the essentials on its doorstep – not least a major supermarket and leisure centre, both within walking distance.

A slightly longer journey will take you into the town centre, which can be reached in five minutes by bike or a simple bus journey from nearby Bear Way. Here you can find a great selection of amenities, including a post office, surgery, pharmacy, library and community centre, along with a range of independent shops, services, pubs and cafés.

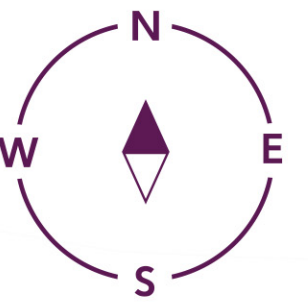
Local education is abundant, with primary and secondary options to be found within a 10-minute drive. Additionally, Coventry, Leicester and Northampton Universities are all within 45 minutes. Family days out are taken care of by nearby West Lodge Farm Park. This fantastic centre comprises an animal park, nature trails, miniature golf and more, including seasonal fun such as pumpkin picking and a Christmas village.

Alternatively, it's a 13-minute drive to East Carlton Countryside Park and its 102 acres of natural open spaces and woodlands. There are also a number of local parks to choose from in and around Desborough, along with football, cricket and golf clubs for sports enthusiasts and a mountain bike track for thrill seekers.

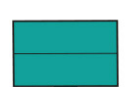
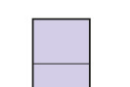
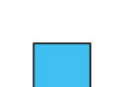

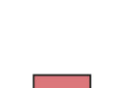
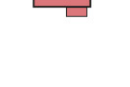
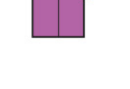
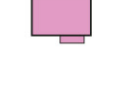
For a little more choice, great nearby road links put Market Harborough, Kettering and Corby within 20 minutes. Between them, these bustling centres offer a cinema, theatre, events venue and museum, plus a range of high-street shopping.

Alternatively make the extra journey to Northampton or Leicester, which can both be reached within around 40 minutes. Furthermore, Birmingham International Airport is less than an hour away and acts as a gateway to over 150 destinations around the globe. Great rail links provide even more alternatives. Market Harborough station is a 10-minute drive away and offers regular direct services to Leicester, Nottingham and London St Pancras in 12, 44 and 59 minutes, respectively.





3 Bedroom Homes

-  **The Seal**  
Plots 1, 10, 17 & 53
-  **The Salvia**  
Plots 2, 9, 29, 32, 54, 59, 81 & 100
-  **The Carnation**  
Plots 5, 6, 13, 14, 45, 46, 51, 52, 55, 56, 57, 58, 77, 78, 79, 80, 84, 85, 86, 87, 92, 93, 98 & 99
-  **The Buttercup**  
Plots 18, 25, 64 & 96
-  **The Hazelborough**  
Plots 19, 20, 22, 23, 74 & 75
-  **The Alyssum**  
Plots 24, 60, 76 & 101
-  **The Indigo**  
Plots 30, 31 & 95
-  **The Coton**  
Plots 35, 36, 61, 62, 90 & 91


4 Bedroom Homes

-  **The Robin**  
Plots 3, 7, 11, 34, 47, 50, 89 & 97
-  **The Honeysuckle**  
Plots 4, 8, 12, 15, 16, 21, 27, 33, 37, 44, 48, 49, 73, 82, 88 & 94
-  **The Salcey**  
Plots 26 & 83
-  **The Lily**  
Plot 28
-  **The Tuscany**  
Plot 63

2-3 Bedroom Homes

-  **Affordable Homes**

Key to plan

- p/s Pump Station
- s/s Sub Station
-  Sales Area

The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor.



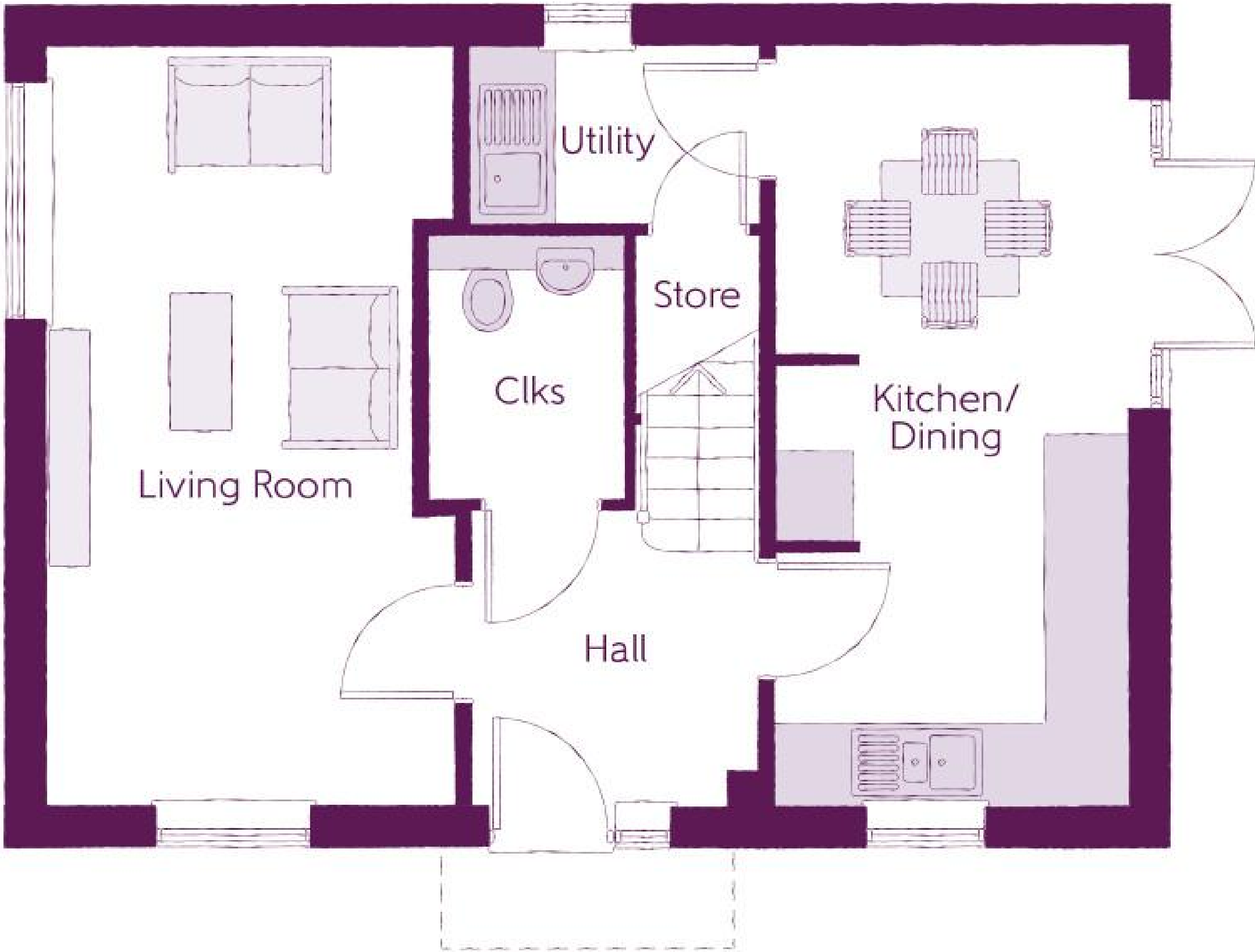


# The Seal

3 Bedrooms

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Ashberry  
Homes



# The Seal

3 Bedrooms

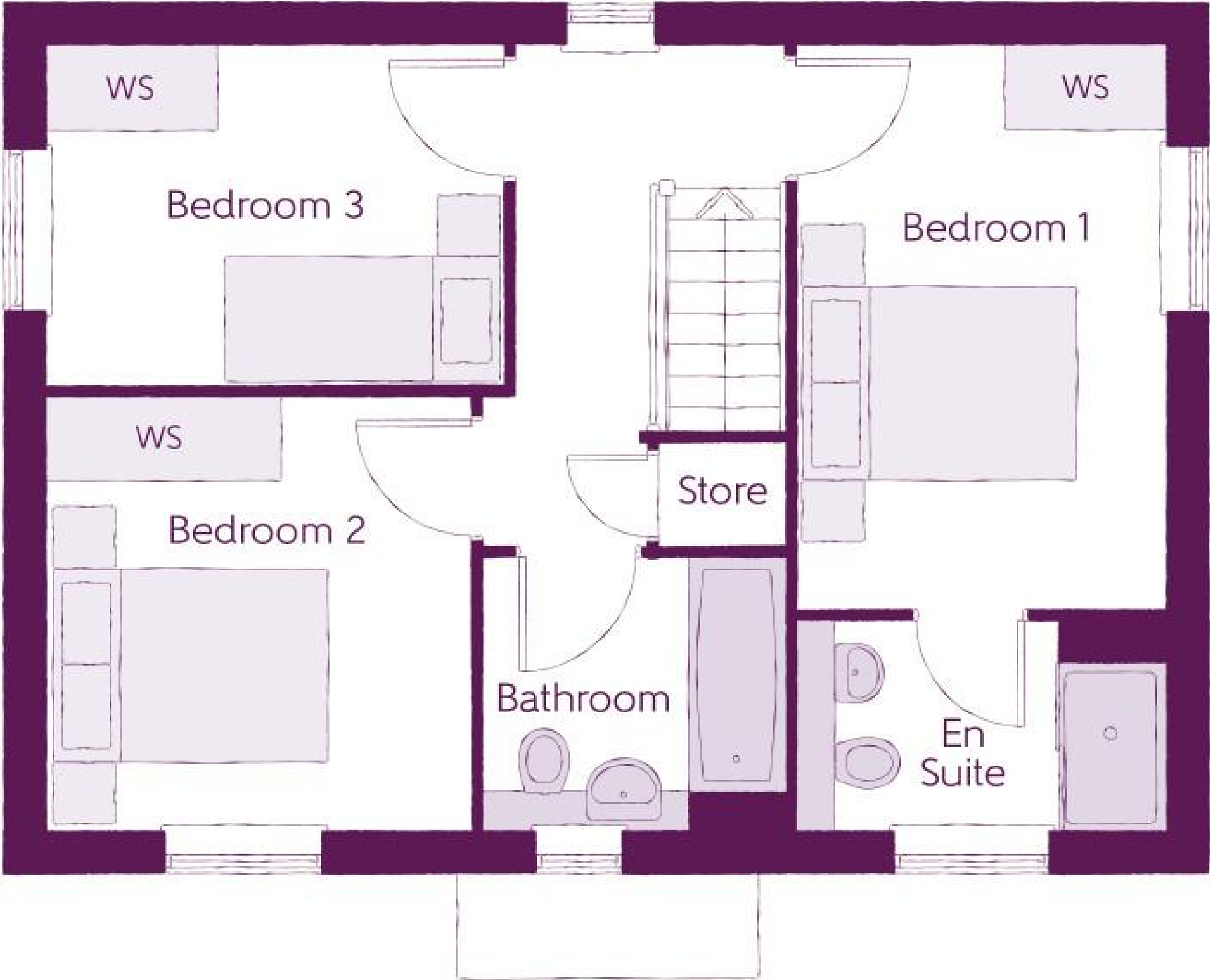
## Ground Floor

Kitchen/Dining	2.71m x 5.64m	8'11" x 18'6"
Living Room	3.12m x 5.64m	10'3" x 18'6"
Utility	1.50m x 1.94m	4'11" x 6'4"
Cloakroom	2.20m x 1.32m	7'3" x 4'4"

Clks - Cloakroom    WS - Wardrobe Space (suggestion only, wardrobe not included)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

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# The Seal

3 Bedrooms

## First Floor

Bedroom 1	2.77m x 4.07m	9'1" x 13'4"
Bedroom 1 En Suite	2.77m x 1.47m	9'1" x 4'10"
Bedroom 2	3.12m x 3.07m	10'3" x 10'1"
Bedroom 3	3.36m x 2.48m	11'0" x 8'1"
Bathroom	2.26m x 1.93m	7'5" x 6'4"

Clks - Cloakroom    WS - Wardrobe Space (suggestion only, wardrobe not included)

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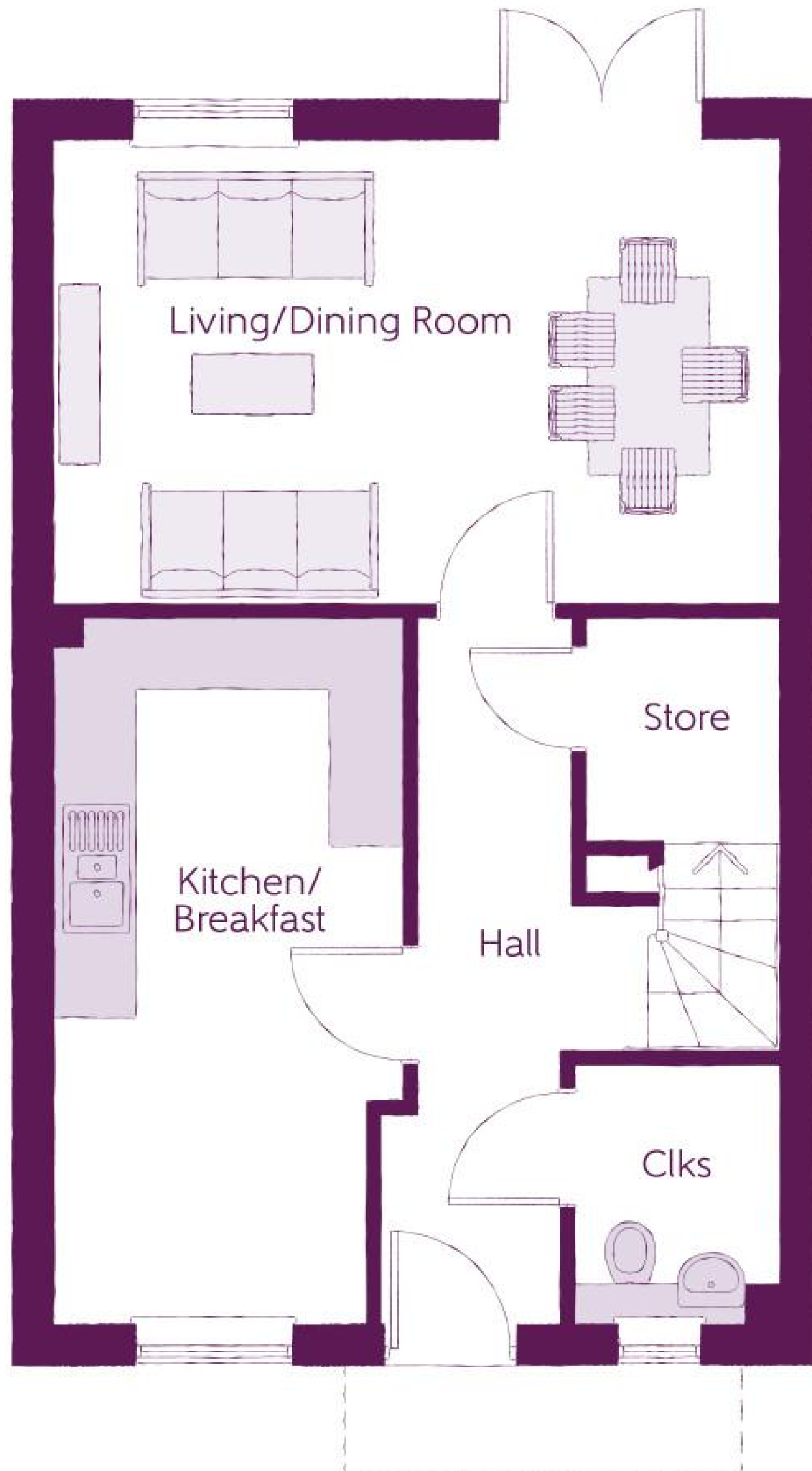
# The Salvia

3 Bedrooms

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Ashberry  
Homes





# The Salvia

3 Bedrooms

## Ground Floor

Kitchen/Breakfast	2.60m x 5.30m	8'6" x 17'5"
Living/Dining Room	5.41m x 3.45m	17'9" x 11'4"
Cloakroom	1.52m x 1.95m	5'0" x 6'5"

Clks - Cloakroom    WS - Wardrobe Space (suggestion only, wardrobe not included)

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# The Salvia

3 Bedrooms

## First Floor

Bedroom 1	4.41m x 3.81m	14'4" x 12'6"
Bedroom 1 En Suite	2.04m x 1.40m	6'4" x 4'7"
Bedroom 2	3.15m x 3.51m	10'5" x 11'6"
Bedroom 3	2.13m x 3.86m	7'1" x 12'8"
Bathroom	1.98m x 2.16m	6'6" x 7'2"

Clks - Cloakroom    WS - Wardrobe Space (suggestion only, wardrobe not included)

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# The Carnation

3 Bedrooms

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Ashberry  
Homes





# The Carnation

3 Bedrooms

## Ground Floor

Kitchen/Dining	3.41m x 4.55m	11'0" x 14'11"
Living Room	4.79m x 3.55m	15'9" x 11'8"
Cloakroom	2.61m x 1.46m	8'7" x 4'10"

Clks - Cloakroom    WS - Wardrobe Space (suggestion only, wardrobe not included)

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# The Carnation

3 Bedrooms

## First Floor

Bedroom 1	3.50m x 3.92m	11'6" x 12'10"
Bedroom 1 En Suite	1.14m x 2.82m	3'11" x 9'3"
Bedroom 2	2.61m x 4.52m	8'4" x 15'2"
Bedroom 3	2.09m x 3.61m	7'1" x 11'10"
Bathroom	2.16m x 1.99m	7'1" x 6'6"

Clks - Cloakroom    WS - Wardrobe Space (suggestion only, wardrobe not included)

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# The Buttercup

3 Bedrooms

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Ashberry  
Homes









# The Buttercup

3 Bedrooms

## First Floor

Bedroom 1	4.20m x 3.74m	13'9" x 12'3"
Bedroom 1 En Suite	2.12m x 1.40m	6'11" x 5'3"
Bedroom 2	3.05m x 3.16m	10'0" x 10'4"
Bedroom 3	3.11m x 3.37m	10'2" x 11'1"
Bathroom	1.70m x 2.16m	6'6" x 7'1"

Clks - Cloakroom    WS - Wardrobe Space (suggestion only, wardrobe not included)

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# The Hazelborough

3 Bedrooms

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**Ashberry**  
Homes





# The Hazelborough

3 Bedrooms

## Ground Floor

Kitchen/Dining	4.78m x 3.99m	15'8" x 13'1"
Living Room	3.90m x 5.54m	12'9" x 18'2"
Cloakroom	1.45m x 1.80m	4'9" x 5'11"

Clks - Cloakroom    WS - Wardrobe Space (suggestion only, wardrobe not included)

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# The Hazelborough

3 Bedrooms

## First Floor

Bedroom 1	3.29m x 3.95m	10'10" x 13'0"
Bedroom 1 En Suite	1.40m x 2.79m	4'7" x 9'2"
Bedroom 2	2.70m x 3.49m	8'10" x 11'5"
Bedroom 3	1.99m x 2.44m	6'6" x 8'0"
Bathroom	2.01m x 2.21m	6'7" x 7'3"

Clks - Cloakroom    WS - Wardrobe Space (suggestion only, wardrobe not included)

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# The Alyssum

3 Bedrooms

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**Ashberry**  
Homes





# The Alyssum

3 Bedrooms

## Ground Floor

Kitchen/Dining	4.85m x 3.49m	15'9" x 11'6"
Living Room	4.85m x 3.16m	15'9" x 10'4"
Cloakroom	2.03m x 1.43m	6'8" x 4'8"

Clks - Cloakroom    WS - Wardrobe Space (suggestion only, wardrobe not included)

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# The Alyssum

3 Bedrooms

## First Floor

Bedroom 1	3.56m x 4.01m	11'6" x 13'1"
Bedroom 1 En Suite	1.20m x 2.83m	3'11" x 9'11"
Bedroom 2	2.55m x 4.59m	8'4" x 15'1"
Bedroom 3	2.21m x 3.49m	7'1" x 11'6"
Bathroom	1.94m x 2.20m	7'3" x 6'7"

Clks - Cloakroom    WS - Wardrobe Space (suggestion only, wardrobe not included)

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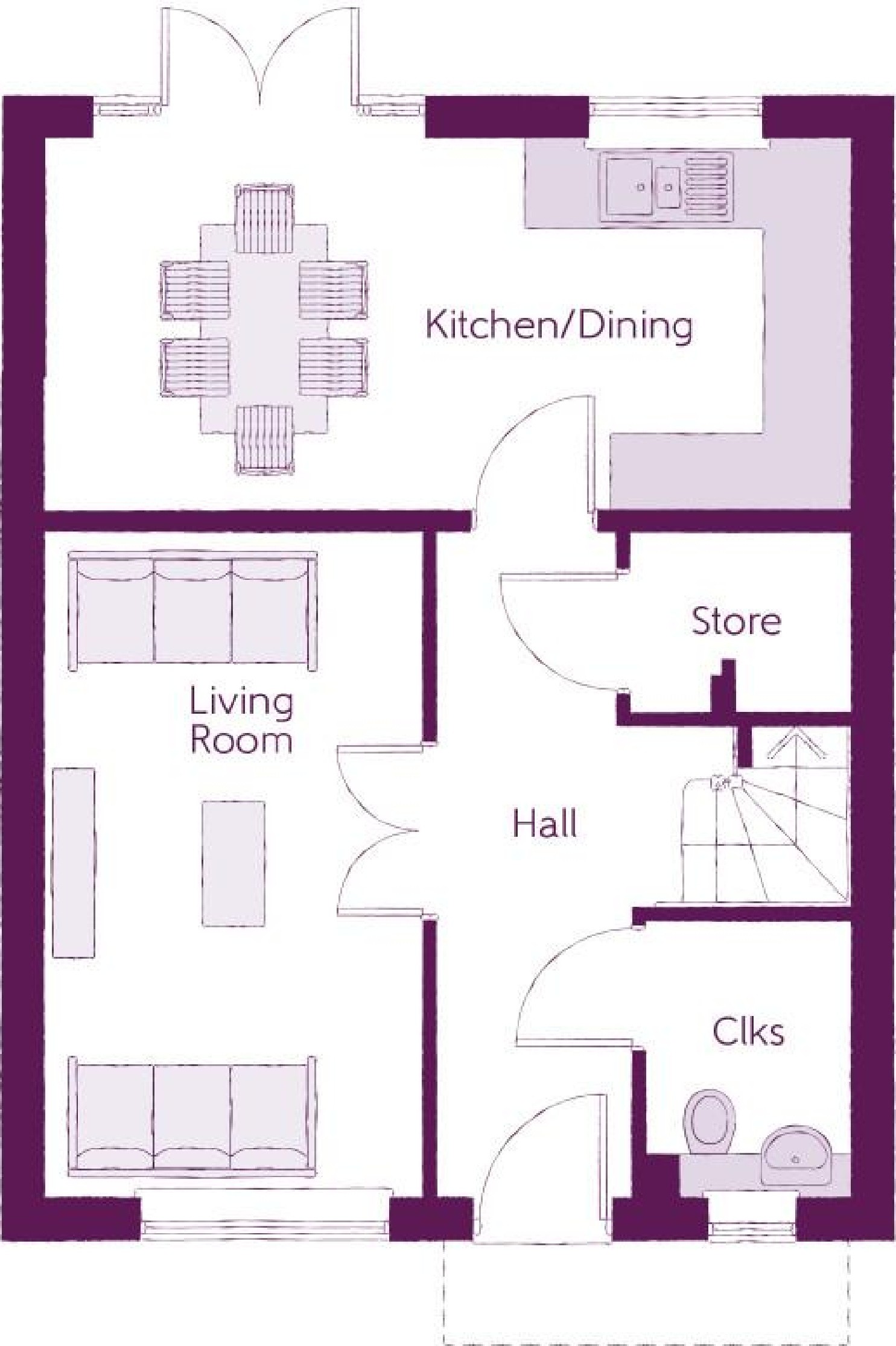
# The Indigo

3 Bedrooms

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**Ashberry**  
Homes





# The Indigo

3 Bedrooms

## Ground Floor

Kitchen/Dining	5.75m x 2.68m	18'10" x 8'9"
Living Room	2.67m x 4.72m	8'9" x 15'6"
Cloakroom	1.51m x 1.98m	5'0" x 6'6"

Clks - Cloakroom    WS - Wardrobe Space (suggestion only, wardrobe not included)

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# The Indigo

3 Bedrooms

## First Floor

Bedroom 1	3.41m x 3.71m	11'2" x 12'2"
Bedroom 2	2.27m x 3.75m	7'5" x 12'4"
Bedroom 3	3.39m x 2.74m	11'2" x 9'0"
Bathroom	2.25m x 1.98m	7'4" x 6'6"

Clks - Cloakroom    WS - Wardrobe Space (suggestion only, wardrobe not included)

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# The Coton

3 Bedrooms

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Ashberry  
Homes





# The Coton

3 Bedrooms

## Ground Floor

Kitchen	2.49m x 3.02m	8'2" x 9'11"
Dining	2.27m x 2.84m	7'6" x 9'4"
Living	5.23m x 4.05m	17'2" x 13'3"
Cloakroom	1.48m x 1.95m	4'10" x 6'5"

Clks - Cloakroom    WS - Wardrobe Space (suggestion only, wardrobe not included)

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# The Coton

3 Bedrooms

## First Floor

Bedroom 2	3.69m x 3.99m	12'1" x 13'1"
Bedroom 2 En Suite	1.45m x 1.95m	4'9" x 6'5"
Bedroom 3	5.23m x 2.60m	17'2" x 8'6"
Bathroom	2.94m x 2.15m	9'8" x 7'1"

Clks - Cloakroom    WS - Wardrobe Space (suggestion only, wardrobe not included)

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# The Coton

3 Bedrooms

## Second Floor

Bedroom 1	4.19m x 4.92m	13'9" x 16'2"
Bedroom 1 En Suite	2.30m x 2.28m	7'7" x 7'6"
Dressing	2.84m x 2.43m	9'4" x 8'0"

Clks - Cloakroom    WS - Wardrobe Space (suggestion only, wardrobe not included)

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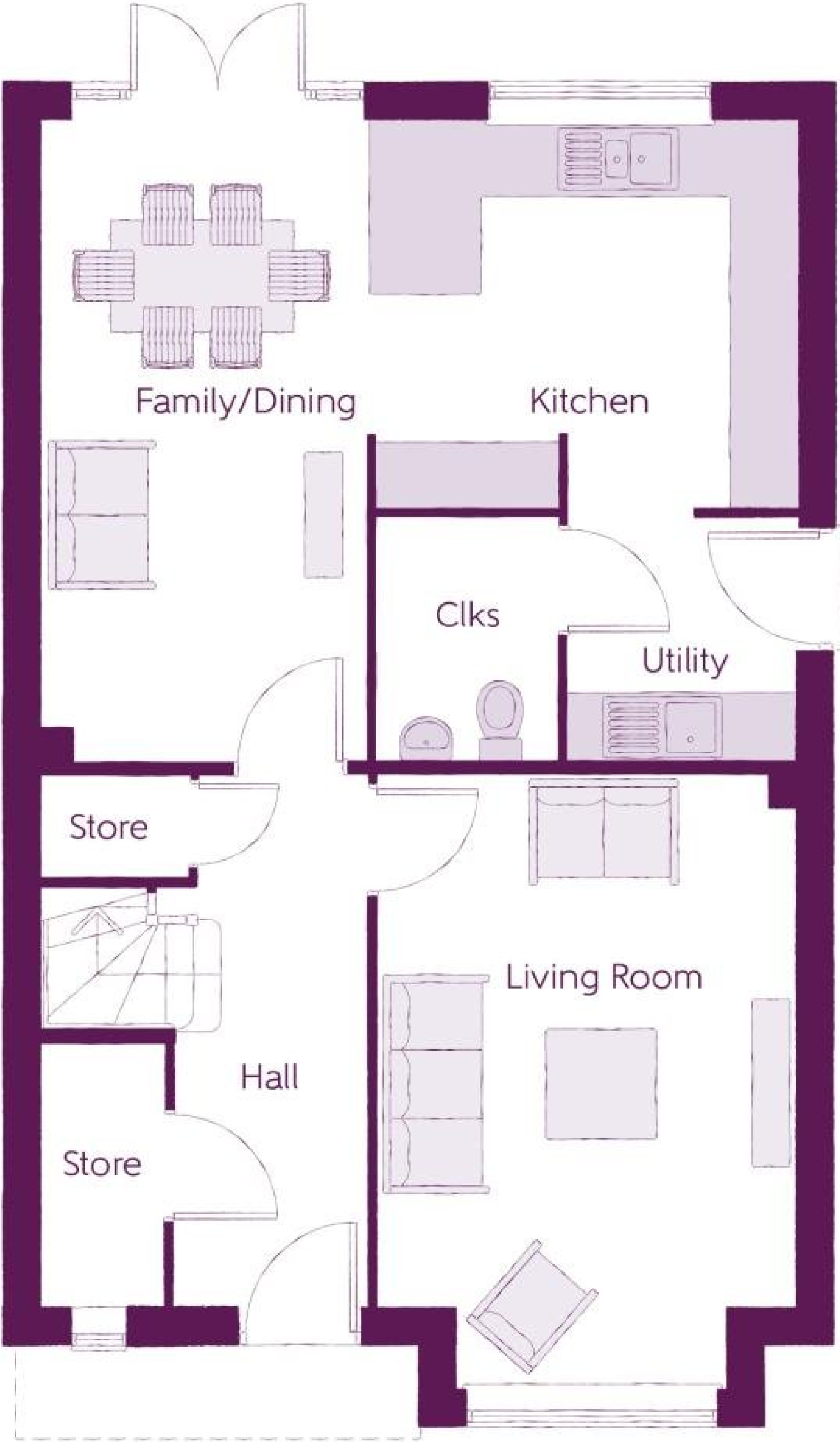
# The Robin

4 Bedrooms

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Ashberry  
Homes





# The Robin

4 Bedrooms

## Ground Floor

Kitchen	3.45m x 3.11m	11'4" x 10'2"
Dining	2.63m x 2.51m	8'8" x 8'3"
Family	2.61m x 2.65m	8'7" x 8'8"
Living Room	3.37m x 4.92m	11'1" x 16'2"
Utility	1.84m x 1.95m	6'0" x 6'5"
Cloakroom	1.45m x 1.95m	4'9" x 6'5"

Clks - Cloakroom    WS - Wardrobe Space (suggestion only, wardrobe not included)

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# The Robin

4 Bedrooms

## First Floor

Bedroom 1	2.93m x 4.73m	9'7" x 15'6"
Bedroom 1 En Suite	2.12m x 1.97m	6'11" x 6'5"
Bedroom 2	2.74m x 4.14m	9'0" x 13'7"
Bedroom 3	3.06m x 2.86m	10'1" x 9'5"
Bedroom 4	3.26m x 2.95m	10'8" x 9'8"
Bathroom	1.70m x 2.16m	5'7" x 7'1"

Clks - Cloakroom    WS - Wardrobe Space (suggestion only, wardrobe not included)

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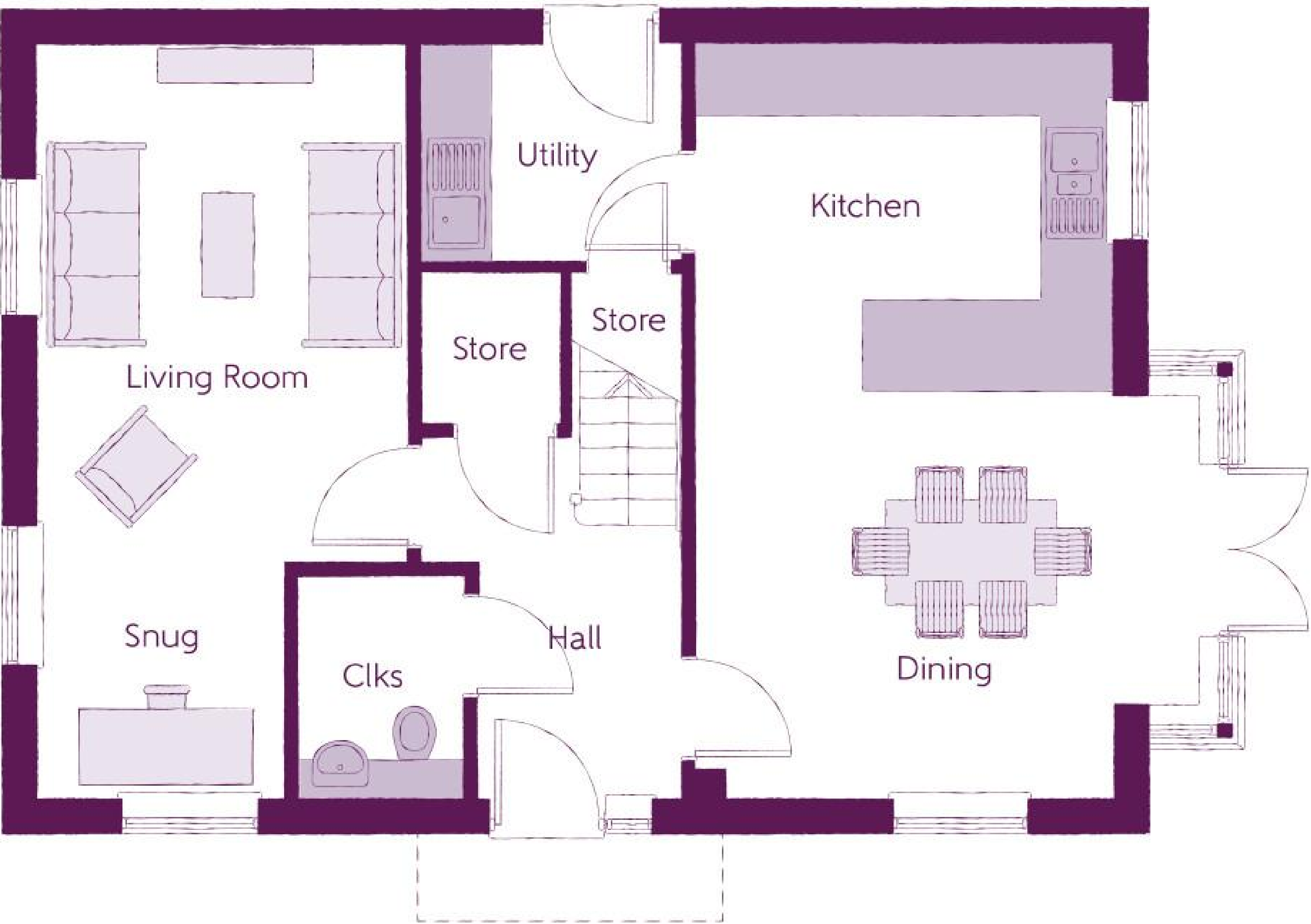
# The Honeysuckle

4 Bedrooms

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**Ashberry**  
Homes





# The Honeysuckle

4 Bedrooms

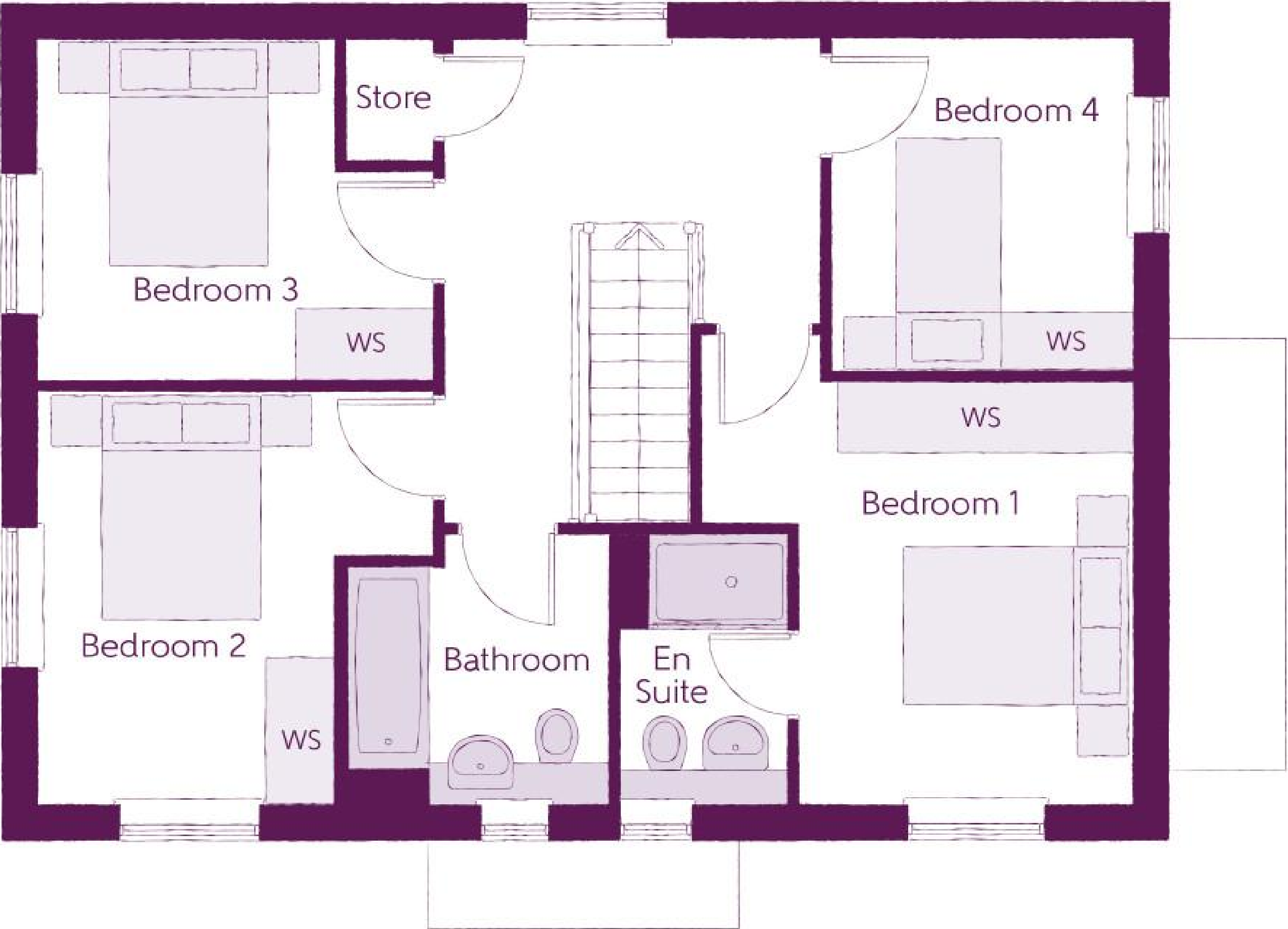
## Ground Floor

Kitchen/Dining	4.36m x 6.54m	14'4" x 21'5"
Living Room	3.16m x 4.49m	10'5" x 14'9"
Snug	2.12m x 2.05m	7'0" x 6'9"
Utility	2.29m x 1.87m	7'6" x 6'2"
Cloakroom	1.45m x 1.90m	4'9" x 6'3"

Clks - Cloakroom    WS - Wardrobe Space (suggestion only, wardrobe not included)

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# The Honeysuckle

4 Bedrooms

## First Floor

Bedroom 1	3.66m x 3.60m	12'0" x 11'10"
Bedroom 1 En Suite	1.45m x 2.27m	4'9" x 7'5"
Bedroom 2	3.38m x 3.54m	11'1" x 11'7"
Bedroom 3	3.39m x 2.90m	11'1" x 9'6"
Bedroom 4	2.54m x 2.84m	8'4" x 9'4"
Bathroom	2.22m x 2.27m	7'3" x 7'5"

Clks - Cloakroom    WS - Wardrobe Space (suggestion only, wardrobe not included)

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# The Salcey

4 Bedrooms

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Ashberry  
Homes



# The Salcey

4 Bedrooms

## Ground Floor

Kitchen	2.70m x 3.93m	8'10" x 12'11"
Dining	2.70m x 2.49m	8'10" x 8'2"
Family	3.40m x 2.49m	11'2" x 8'2"
Living Room	3.10m x 6.42m	10'2" x 21'1"
Cloakroom	1.85m x 1.60m	6'1" x 5'3"

Clks - Cloakroom    WS - Wardrobe Space (suggestion only, wardrobe not included)

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# The Salcey

4 Bedrooms

## First Floor

Bedroom 1	3.76m x 3.66m	12'4" x 12'0"
Bedroom 1 En Suite	2.25m x 1.42m	7'5" x 4'8"
Bedroom 2	3.16m x 4.10m	10'4" x 13'5"
Bedroom 3	3.89m x 2.67m	12'9" x 8'9"
Bedroom 4	3.08m x 2.23m	10'1" x 7'4"
Bathroom	2.20m x 2.23m	7'2" x 7'4"

Clks - Cloakroom    WS - Wardrobe Space (suggestion only, wardrobe not included)

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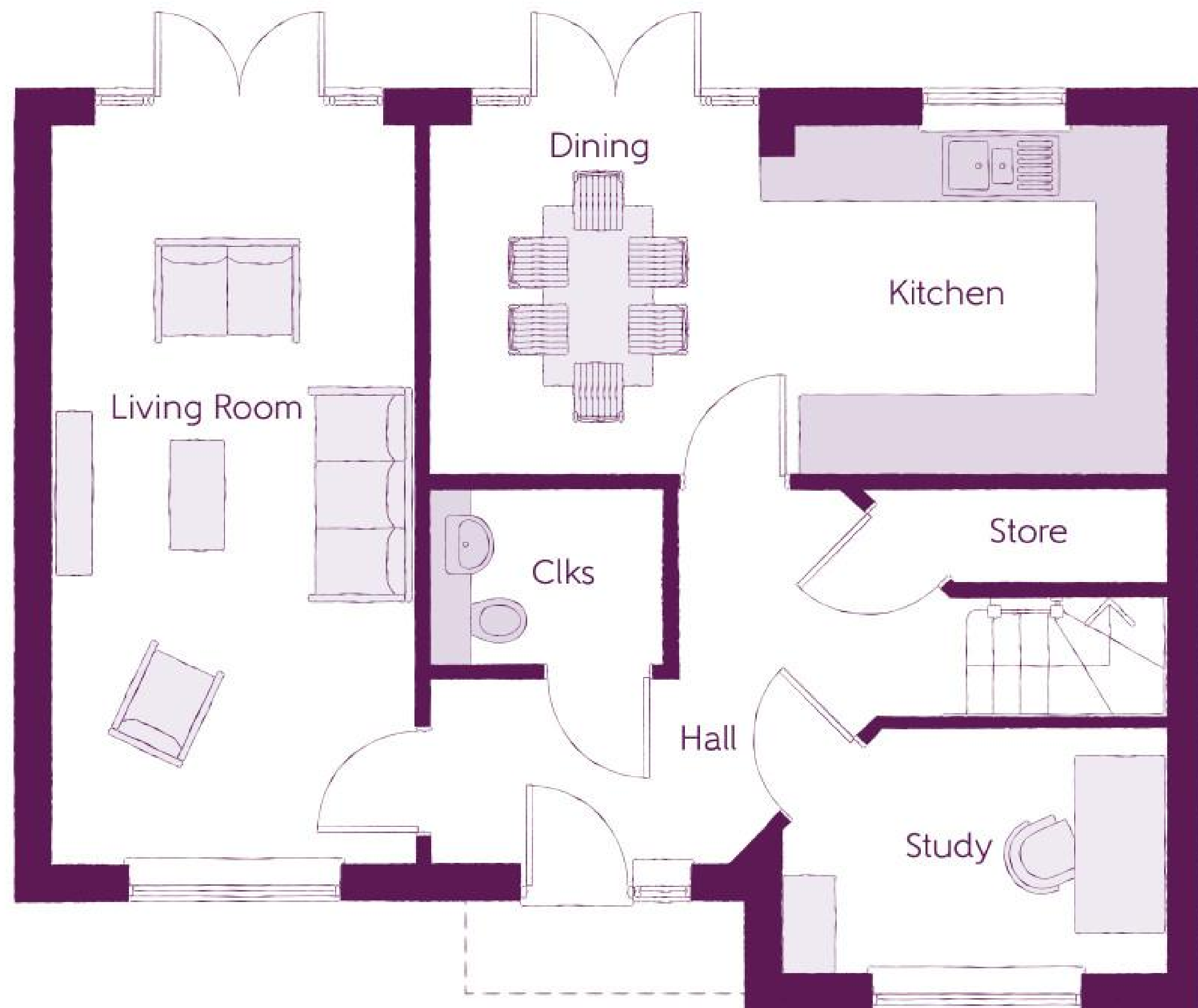
# The Lily

4 Bedrooms

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Ashberry  
Homes





# The Lily

4 Bedrooms

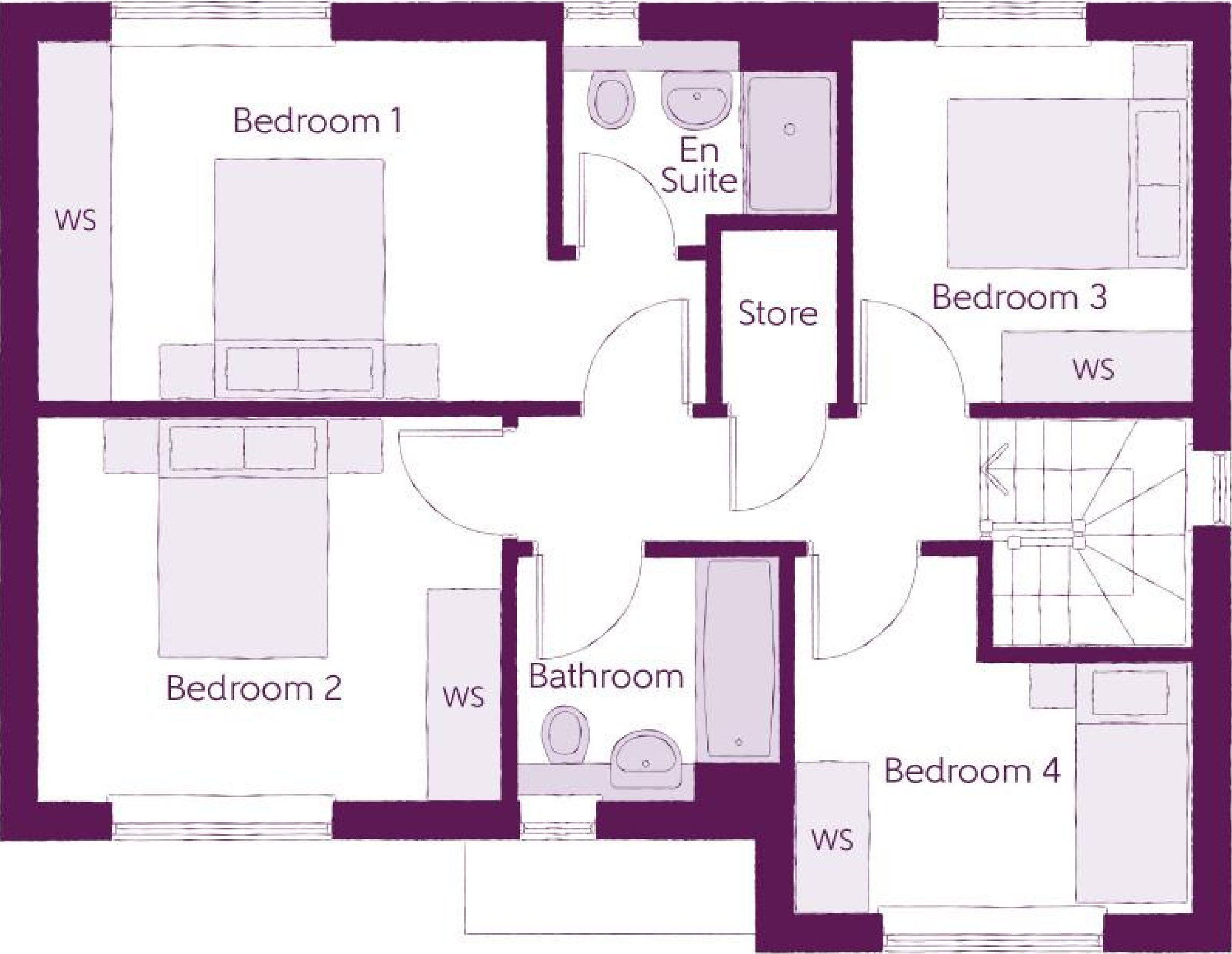
## Ground Floor

Kitchen/Dining	6.09m x 2.86m	20'0" x 9'4"
Living Room	3.00m x 6.09m	9'10" x 20'0"
Study	3.16m x 2.00m	10'4" x 6'7"
Cloakroom	1.90m x 1.48m	6'3" x 4'10"

Clks - Cloakroom    WS - Wardrobe Space (suggestion only, wardrobe not included)

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# The Lily

4 Bedrooms

## First Floor

Bedroom 1	5.37m x 2.91m	17'7" x 9'7"
Bedroom 1 En Suite	2.24m x 1.64m	7'4" x 5'4"
Bedroom 2	3.70m x 3.08m	12'2" x 10'1"
Bedroom 3	2.71m x 2.91m	8'11" x 9'7"
Bedroom 4	3.16m x 2.88m	10'4" x 9'5"
Bathroom	2.20m x 1.98m	7'3" x 6'6"

Clks - Cloakroom    WS - Wardrobe Space (suggestion only, wardrobe not included)

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# The Tuscany

4 Bedrooms

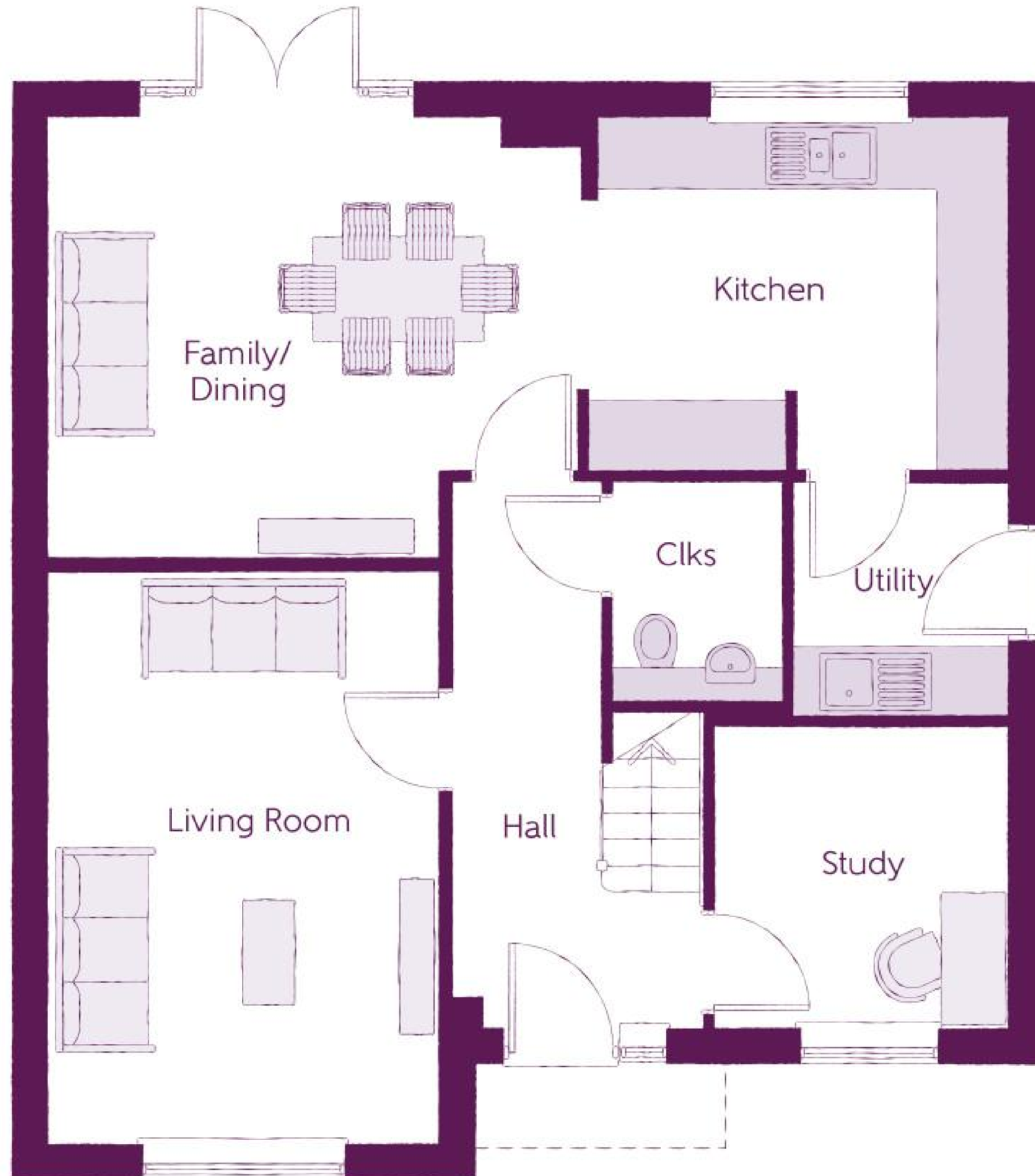
Ashberry  
Homes

# The Tuscany

4 Bedrooms

## Ground Floor

Kitchen	3.70m x 3.00m	12'2" x 9'10"
Family/Dining	4.64m x 3.80m	15'2" x 12'6"
Living Room	3.39m x 4.95m	11'1" x 16'3"
Study	2.54m x 2.61m	8'4" x 8'7"
Utility	1.84m x 2.04m	6'0" x 6'8"
Cloakroom	1.50m x 1.91m	4'11" x 6'3"



Clks - Cloakroom    WS - Wardrobe Space (suggestion only, wardrobe not included)

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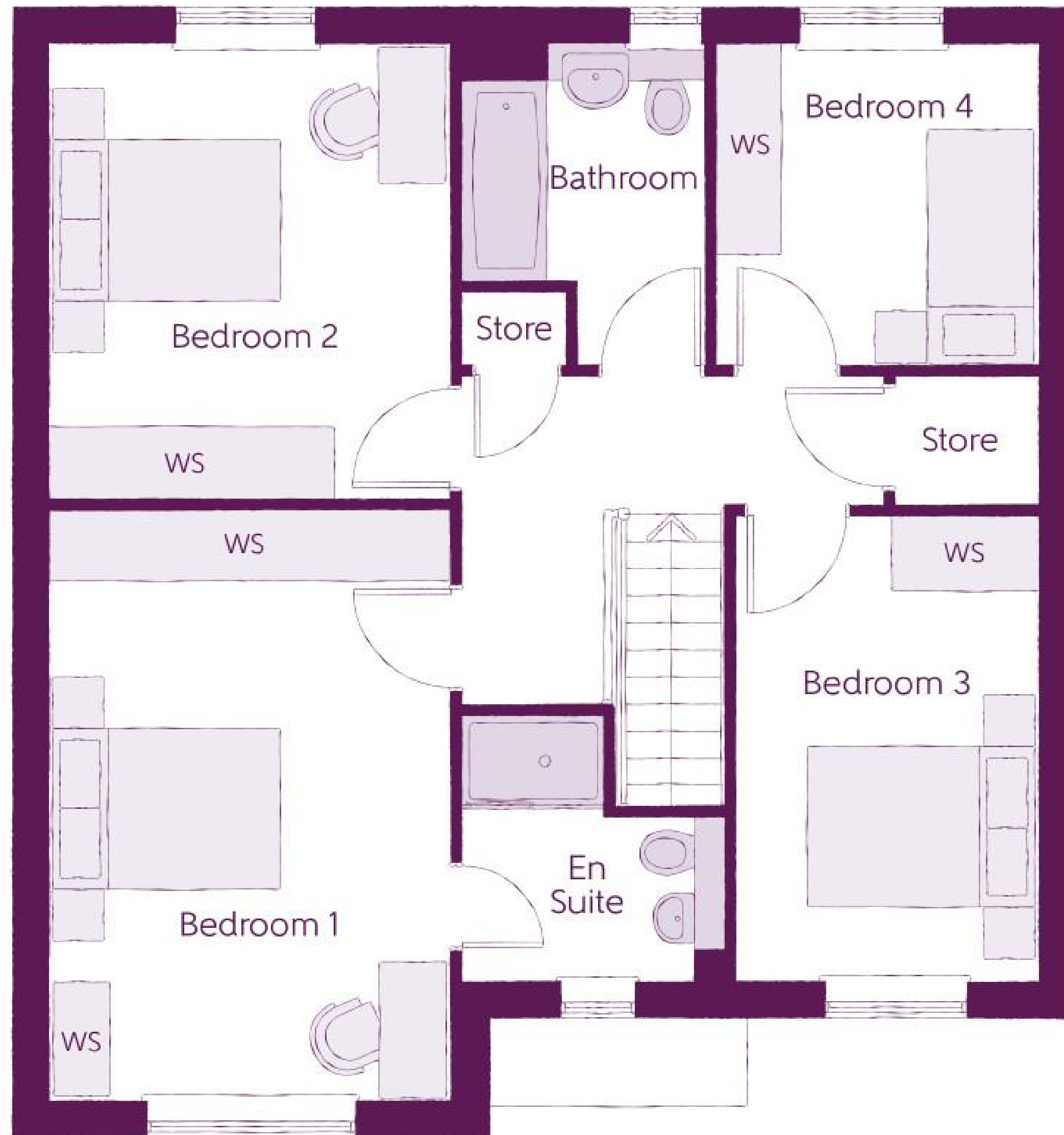


# The Tuscany

4 Bedrooms

## First Floor

Bedroom 1	3.39m x 4.96m	11'1" x 16'3"
Bedroom 1 En Suite	2.23m x 2.20m	7'4" x 7'3"
Bedroom 2	3.38m x 3.84m	11'1" x 12'7"
Bedroom 3	2.54m x 3.91m	8'4" x 12'10"
Bedroom 4	2.68m x 2.71m	8'10" x 8'11"
Bathroom	2.08m x 2.71m	6'10" x 8'11"



Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included)

Furniture arrangements are for illustrative purposes only. Items are not included, nor to scale.

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# Specification

Ashberry  
Homes





			2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes
FINISHES	Entrance Doors	GRP Insulated Door	●	●	●
	Loft Hatch	Loft Hatch - Hinged Drop Down ** ††	●	●	●
	Ceilings	Crown White Matt Emulsion	●	●	●
	Walls	Crown White Matt Emulsion	●	●	●
	Floors	Concrete Ground Floor / Chipboard First Floor	●	●	●
	Window Cills	White Gloss MDF	●	●	●
	Stairs	Timber Stair - White Gloss MDF Strings	●	●	●
	Balusters	White Gloss Stop Chamfered Balusters	●	●	●
	Newel Posts	White Gloss Stop Chamfered Newels	●	●	●
	Newel Caps	White Gloss Flat Top Newel Caps	●	●	●
	Handrail	White Gloss Heavy Duty Handrail	●	●	●
	Skirting	White Gloss 94x14 MDF Grooved & Chamfered	●	●	●
		White Gloss 120x14 MDF Grooved & Chamfered	●	●	●
	Architrave	White Gloss 69x18 MDF Grooved & Chamfered	●	●	●
	Internal Doors	White Pre Finished Ladder Internal Doors	●	●	●
	Ironmongery	SR300 Internal Door levers	●	●	●
KITCHEN	Carcass	Premium Grade 18mm thk Colour Matched Carcass	●	●	●
	Frontals	Bellway Band B options ~~	●	●	●
		Bellway Band C options ~~	●	●	●
	Units	Frontal Matching Table Ends	●	●	●
		Unit Framing	●	●	●
	Worktops	40mm Square Edge Worktops with upstand	●	●	●
	Kitchen Sink	Rangemaster Aria Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	●	●	●
		Rangemaster Aria Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)	●	●	●
		Rangemaster Glendale Bowl & Half SS Sink & Aquamono Tap (inc Sink Liner)	●	●	●
	Utility Sink	Rangemaster Aria Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	●	●	●
		Rangemaster Glendale Single Bowl SS Sink & Aquamono Tap (inc Sink Liner)	●	●	●
	Appliances Oven	Electrolux Single Oven KOFGH40TX	●	●	●
	Appliances Hob	Electrolux 4 Burner Gas Hob KCS6404X & SS Splashback	●	●	●
		Electrolux 4 Burner Gas Hob KCS6436X & SS Splashback	●	●	●
	Appliances Extractor	Cooker Hood Extractor LFC316X	●	●	●
	Appliances Microwave	Electrolux Combination Microwave EVLDE46X	●	●	●
	Appliances Fridge Freezer	Fridge Freezer Space Only	●	●	●
WET ROOMS		Zanussi 70/30 Fridge Freezer ZNFN18ES3	●	●	●
	Appliance Dishwasher	Removeable Unit (inc Feed & Waste) ‡	●	●	●
		Zanussi Dishwasher ZDLN1521	●	●	●
	Appliance Washing Machine	Washing Machine Space Only (inc Feed & Waste)	●	●	●
	Cloaks - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ^^	●	●	●
	Cloaks - Basin	Roca Wash Hand Basin ‡‡‡	●	●	●
	Cloaks - Brassware	Bristan PISA Small Basin Chrome Mixer Tap	●	●	●
	Cloaks - Tiling	Band 2 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge White Trim	●	●	●
		Band 3 Tiling to WC Boxing, Splashback Tiling to WHB, Flat Edge Chrome Trim	●	●	●
	Bathroom - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ^^	●	●	●
	Bathroom - Basin	Roca DEBBA 500 WHB with Full Pedestal ~	●	●	●
		Roca DEBBA 550 WHB with Semi Pedestal ~	●	●	●
	Bathroom - Bath	Roca OSLO Acrylic Bath & Rigid Bath Panel	●	●	●
	Bathroom - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	●	●	●
		Bristan SAIL Chrome Bath & Basin Mixer Taps	●	●	●
	Bathroom - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ‡‡‡	●	●	●
	Bathroom - Shower	Mira MINIMAL Single Thermostatic Shower ^^^	●	●	●
		Mira MINIMAL Single Thermostatic Shower ~~~	●	●	●
	Bathroom - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim *** †††	●	●	●
		1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim *** †††	●	●	●
	En-Suite - WC	Roca DEBBA WC with Concealed Cistern & PL2 Flush Plate ^^	●	●	●
	En-Suite - Basin	Roca DEBBA 450 WHB with Full Pedestal	●	●	●
		Roca DEBBA 550 WHB with Semi Pedestal	●	●	●

WET ROOMS	En-Suite - Brassware	Bristan PISA Chrome Bath & Basin Mixer Taps	●	●	●
		Bristan SAIL Chrome Bath & Basin Mixer Taps	●	●	●
	En-Suite - Shower Tray	Mira FLIGHT Low Shower Tray with Mira ELEVATE Enclosure ‡‡‡	●	●	●
	En-Suite - Shower	Mira MINIMAL Single Thermostatic Shower ‡‡	●	●	●
	En-Suite - Tiling	1/2 Height Tiling (Band 2) to Wet Walls with Flat Edged White Trim †††	●	●	●
MECHANICAL		1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim †††	●	●	●
	Waste Water Heat Recovery	Waste Water Heat Recovery System ‡‡‡	●	●	●
	Boiler	Ideal LOGIC Combination Boiler (Cb) ^	●	●	●
	Controls	Google Nest 3RD Gen Dual Zone Learning Thermostat	●	●	●
	Radiators	Steirad Compact Steel Panel Radiators with Grilles	●	●	●
ELECTRICS	Towel Warmers	Flat Chrome to Bathroom	●	●	●
	Ventilation	Mechanical Extract Fans (system 3)	●	●	●
	Home Working	Dedicated Power, USB & Data points	●	●	●
	PV Generation Optimiser	Marlec Solar iBoost ‡‡‡	●	●	●
	Safety - Heat	Heat Detector DET &	●	●	●
EXTERNALS & MISC	Safety - Fire	Optical Smoke Detectors LD2 D2 DET	●	●	●
	Safety - Carbon	Fireblitz FHCO-BH Carbon Monoxide Detector	●	●	●
	Consumer Unit	Wylex Consumer Unit	●	●	●
	Sockets & Switches	Electrium CASA White Fittings	●	●	●
	USB Locations	Kitchen, Living Room & Bedroom 1 ONLY	●	●	●
	Shaver / Toothbrush Point	Bathroom ONLY	●	●	●
	Lighting	Pendant Fitting to Habitable Rooms	●	●	●
	Lighting - Kitchen	White Recessed Spot Lights	●	●	●
		Polished Chrome Recessed Spot Lights	●	●	●
	Lighting - Bathroom & En-Suites	White Recessed Spot Lights	●	●	●
		Polished Chrome Recessed Spot Lights	●	●	●
	Lighting - External	External Light Clifton Brushed Steel Up/Down (Front & Rear)	●	●	●
	Communications - TV	TV Point to Living Room, Family, Bedroom 1 & Study	●	●	●
	Communications - Voice	Telephone Point to Living Room	●	●	●
	Communications - Data	Cat 6 Network Point to Living Room, Family, Bedroom 1 & Study	●	●	●
	Communications - Satellite	Dual Connection Satellite Points to Living Room	●	●	●
	Broadband	Ultrafast Fibre Connectivity Openreach	●	●	●
EXTERNALS & MISC	Build Method	Masonry ##	●	●	●
	Ecological	Hedgehog Highway fencing adaption	●	●	●
	Garages Electrics	Light & Power Point to incurtilage Garages ##	●	●	●
	Maintenance	External Tap	●	●	●
	Number Plaque	Ashberry Number Plaque	●	●	●
	Footpath & Patio	Grey PCC Flags 450x450x32's	●	●	●
	Garages	Steel Panel Up & Over Canopy Garage Door ##	●	●	●
	Drives	Bitmac Black #	●	●	●
	Landscaping - Front	Medallion Turf & Landscape Planting ###	●	●	●
	Landscaping - Rear	Rotovated Topsoil ###	●	●	●
	Renewables	Photovoltaic Array ##	●	●	●
	EV Charging Terminal	Pod Point 7kw Solo Universal * †	●	●	●

\* electrical infrastructure upgrade maybe required

\*\* fire rated as necessary

\*\*\* full height around bath where shower provided as standard

† mounting position is plot specific, refer to site layout

†† where layout allows

††† full height to shower enclosure

‡ at build stage

‡‡ flow regulator fitted to bath mixer if serving single thermostatic shower & fed via combination boiler

‡‡‡ housetype dependent - liaise with sales executive

^ housetype dependent on particular 4 bed housetypes - liaise with Sales Advisor

^^ inc soft close mechanism seat on 4 & 5 Bedroom Homes ONLY

^^^ over bath ONLY incorporating MIRA bath screen 1.1863.004 where no shower elsewhere in dwelling

## plot dependent

### plot specific, refer site layout

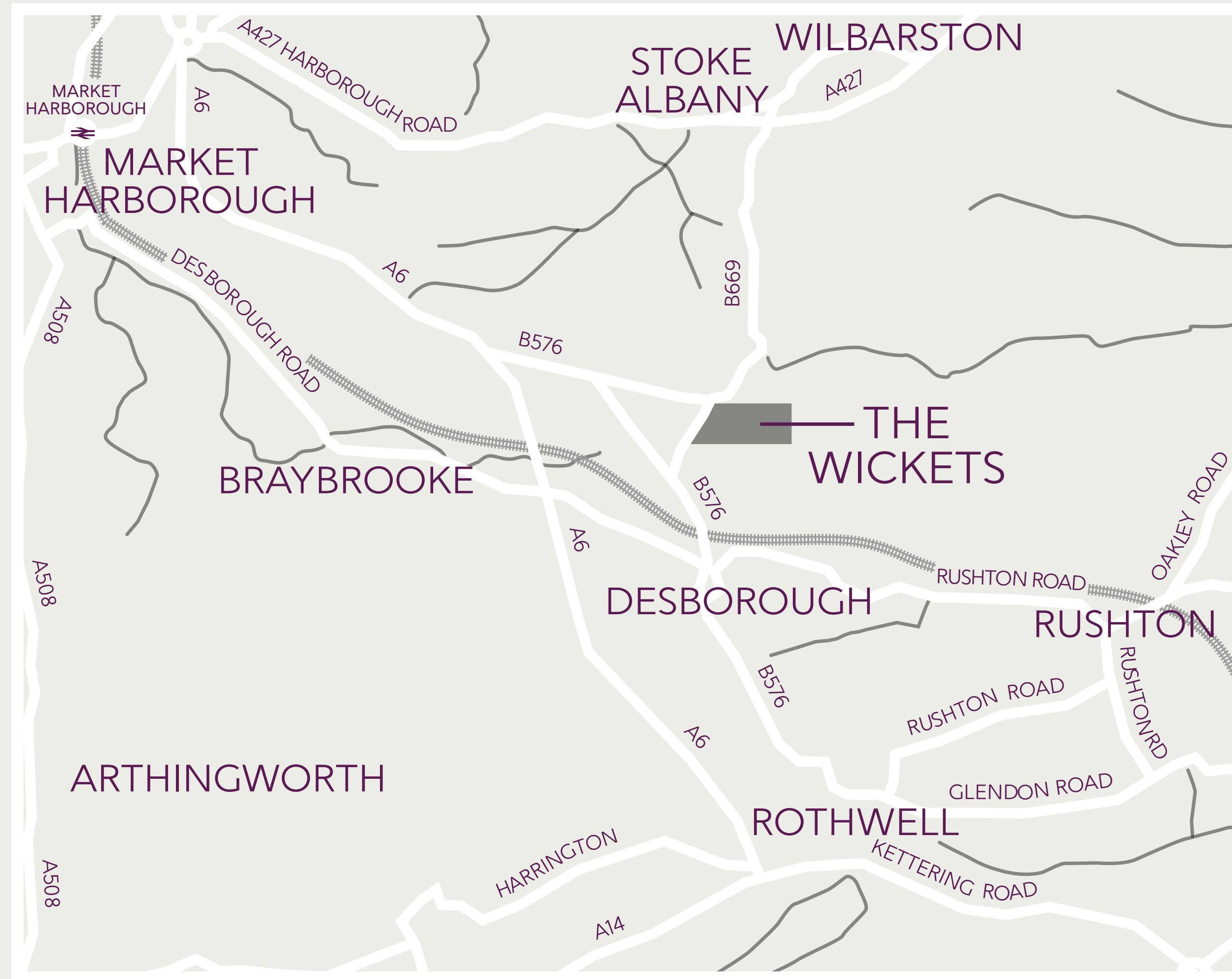
### refer site landscape layout

~ semi recessed basin if AD M4(ii) applicable

~~ soft close mechanism to doors & drawers

~~~ where provision of shower tray allows

& where shown on layouts





# The Wickets

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STOKE ROAD, DESBOROUGH, NORTHAMPTONSHIRE NN14 2SR  
01536 614 218

ASHBERRYHOMES.CO.UK

The logo for Ashberry Homes, featuring a stylized green leaf icon to the left of the word "Ashberry" in a dark purple serif font, with the word "Homes" in a smaller green sans-serif font below it.