



Jubilee Place

AREA GUIDE

Ashberry
Homes

Jubilee Place, Off Welsh Road, Deeside, Flintshire CH5 2RA Telephone: 01244 729 505 ashberryhomes.co.uk

Beautiful homes in an ideal location

Amenities and connections
abound in Deeside.

Welcome to Jubilee Place, an elegant collection of 1, 2, 3 and 4-bedroom homes that enjoy a desirable residential setting in Deeside, Flintshire, close to idyllic waterside walking routes, excellent local amenities and award-winning leisure attractions.

Located just under 7 miles from the cathedral city of Chester, this well-connected development is ideal for commuters and families alike, boasting excellent transport links and a number of well-regarded local schools.

Jubilee Place is ideally situated offering excellent transport links to areas within Wales, the North West and the further transport network. It is located off Welsh Road, which runs parallel to the A494 (North Wales Bypass Road) and joins the M56 motorway, passing North Cheshire via Runcorn. This gives access to the M6 making connecting to the wider motorway network and commuting to key areas easy. The attractions of Chester city centre can be found just 15 minutes away via the A548.

Public transport in the area is excellent, with a bus stop located close to the entrance of the site. Nearby Shotton train station offers direct services to surrounding towns and cities including Chester in 12 minutes and Manchester. International travel is available from both Liverpool and Manchester airports.

A plethora of shopping outlets are available in Deeside and the local area, including retail parks, city-centre shopping and supermarkets. Deeside Retail Park is anchored by a large home



“ We had a really good experience
with Ashberry and we would definitely
recommend them to a friend.

Charlotte and Michael
Ashberry Homes at Pirton Fields

improvement store and features a mixture of homewares, pet and gardening stores alongside restaurants. Nearby, Connah's Quay offers a collection of supermarkets and retailers and further afield, the high-street stores in Chester city centre are just a 15-minute drive away.

Asian, British and Mexican dishes are all on offer from the restaurants in Deeside and the local areas. Popular chains are found at Deeside Retail Park, while independent restaurants such as Quay Fine Dining and The Plough Inn have plenty to offer.

Indoors and outdoors, Deeside and the local area have lots to offer. Wepre Park spans more than 160 acres, featuring a fishing pool, play areas for children, informal sports pitches and a welcoming visitor centre. Hawarden Estate is also nearby, with its own castle and farm shop, providing an insight into the 18th century, while Greenacres Animal Park offers domestic and exotic animals, tractor rides and play spaces for children. Deeside Leisure Centre offers an ice rink alongside courts for hire, a recently renovated gym and a skatepark.

Coastal paths, trails and roads make walking, running and cycling incredibly popular. The development's close proximity to the A55 makes the whole of the North Wales coast accessible, guaranteeing excellent scenery for short and long-distance excursions.

The local area features well-regarded education providers, including Sealand CP School – just a short walk from the development – and Sandycroft CP School, both for primary students. There is also Connah's Quay High School, covering secondary pupils. Other nearby schools include Queensferry CP School and Hawarden High School.

For further education, the nearby Coleg Cambria in Connah's Quay is ranked highly. One of the largest colleges in the UK and the largest in Wales is an amalgamation of Deeside College and Yale College, Wrexham that offers full-time, part-time and apprenticeship-led courses to local students.



Information correct at time of going to print.



4 Bedroom Homes



The Angelica
Plots 6, 24, 75, 84, 85, 88, 107, 120, 129, 130 & 188



The Ophelia^{Life}
Plots 22, 23, 48, 51, 52, 53, 101, 167, 168, 189, 194, 195, 199 & 200



The Jasmine
Plots 58, 76, 80, 81, 82, 83, 86, 87, 104, 106, 115, 116, 121, 123, 169 & 193



The Aurora
Plots 13, 25, 40, 41, 49, 50, 54, 77, 126, 128, 137, 142, 154, 166, 170 & 190

3 Bedroom Homes



The Begonia
Plots 27, 55, 56, 78, 122 & 153



The Verbena
Plots 12, 26 & 118



The Evelyn
Plots 2, 3, 97, 98, 99, 100, 131, 132, 133, 134, 138, 139, 140, 141, 180 & 181



The Bouvardia
Plots 38, 39, 42, 91, 92, 95, 96, 125, 147, 165, 178, 179, 182 & 183



The Daisy
Plots 1, 10, 11, 20, 21, 28, 37, 43, 46, 47, 57, 59, 74, 79, 102, 105, 111, 114, 117, 127, 135, 136, 143, 144, 152, 171, 172, 173, 191, 192 & 196



The Lysander
Plots 4 & 5



The Orchid
Plots 7, 8, 9, 31, 32, 33, 34, 44, 45, 60, 103, 108, 119 & 124



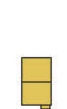
The Wisteria
Plot 197



The Fuchsia
Plots 157 & 161



The Lilac
Plots 156 & 162



The Heather
Plots 14, 15, 16, 17, 18, 19, 29, 30, 35, 36, 65, 66, 67, 68, 69, 70, 71, 72, 73, 89, 90, 93, 94, 109, 110, 112, 113, 145, 146, 148, 149, 150, 151, 174, 175, 176, 177, 184, 185, 186, 187 & 198

2 Bedroom Homes



The Clover
Plot 155



The Viola
Plots 62 & 64



The Lavender
Plots 158, 159, 160, 163 & 164

1 Bedroom Home



The Bluebell^{Life}
Plots 61 & 63



Sales and Show Home Area



Key to plan
s/s Sub-station
POS Public open space



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.

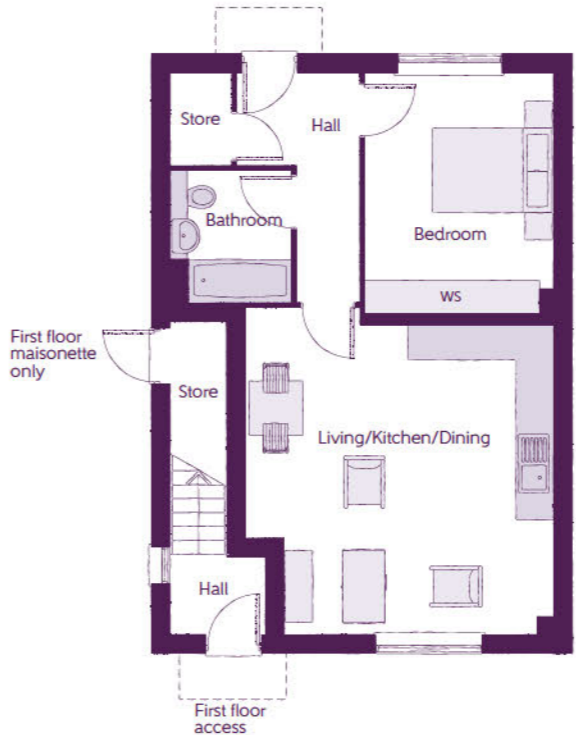


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The Bluebell*Life*
1 BEDROOM GROUND
FLOOR MAISONETTE



The Bluebell*Life*
1 BEDROOM GROUND FLOOR MAISONETTE



Ground Floor

Living/Kitchen/Dining	5.03m x 5.34m (max) (max)	16'6" x 17'6" (max) (max)
Bedroom	3.10m x 4.00m	10'2" x 13'1"
Bathroom	1.98m x 2.16m	6'6" x 7'1"

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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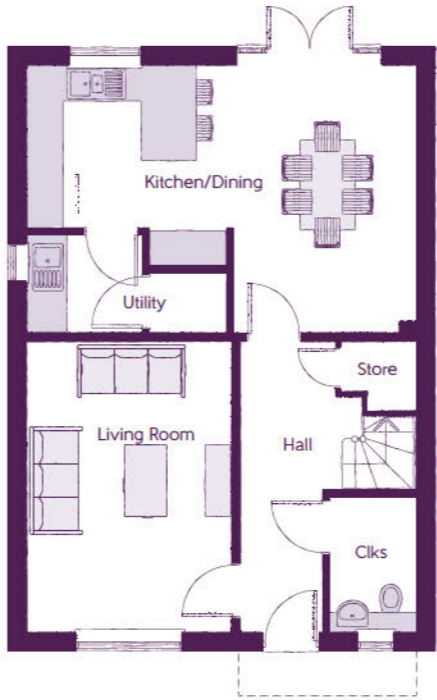


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The OpheliaLife
4 BEDROOM HOME

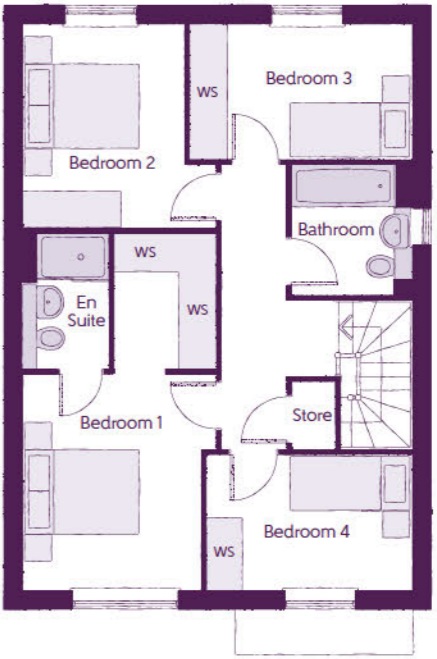


The OpheliaLife
4 BEDROOM HOME



Ground Floor

Kitchen/Dining	6.42m x 4.42m (max) (max)	21'1" x 14'6" (max) (max)
Living Room	3.39m x 4.78m	11'1" x 15'8"
Utility	1.91m x 1.65m	6'3" x 5'5"
Cloakroom	1.46m x 2.22m	4'10" x 7'4"



First Floor

Bedroom 1	3.19m x 3.56m (max)	10'5" x 11'8" (max)
Dressing	1.69m x 2.24m	5'6" x 7'4"
Bedroom 1 En Suite	1.41m x 2.24m	4'8" x 7'4"
Bedroom 2	2.66m x 3.37m	8'9" x 11'1"
Bedroom 3	3.67m x 2.21m	12'1" x 7'3"
Bedroom 4	3.37m x 2.22m	11'1" x 7'4"
Bathroom	1.99m x 2.18m	6'6" x 7'2"

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

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The Angelica

4 BEDROOM HOME

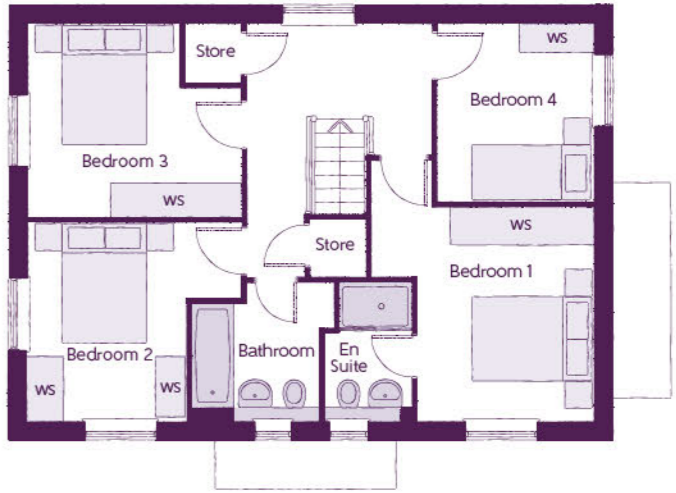


The Angelica

4 BEDROOM HOME



Ground Floor		
Kitchen/Dining	4.39m x 6.54m (inc. bay)	14'5" x 21'5" (inc. bay)
Living Room	3.42m x 6.54m	11'3" x 21'5"
Utility	2.03m x 1.87m	6'8" x 6'2"
Cloakroom	1.00m x 1.65m	3'3" x 5'5"



First Floor		
Bedroom 1	3.66m x 3.52m (max)	12'0" x 11'7" (max)
Bedroom 1 En Suite	1.44m x 2.25m	4'9" x 7'5"
Bedroom 2	3.53m x 3.27m (max)	11'7" x 10'9" (max)
Bedroom 3	3.53m x 3.18m (max)	11'7" x 10'5" (max)
Bedroom 4	2.58m x 2.93m	8'6" x 9'7"
Bathroom	2.35m x 2.25m (max)	7'9" x 7'5" (max)

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

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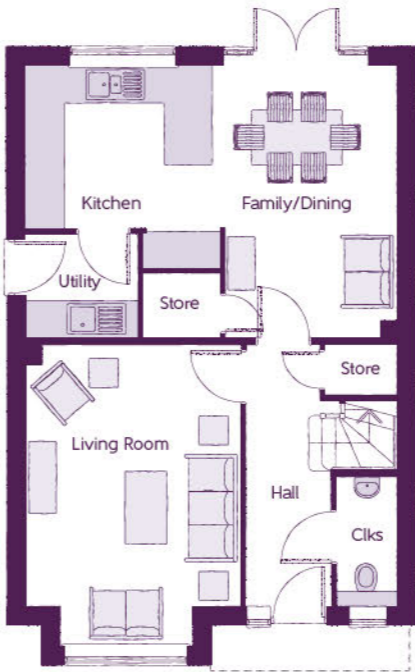
The Jasmine

4 BEDROOM HOME



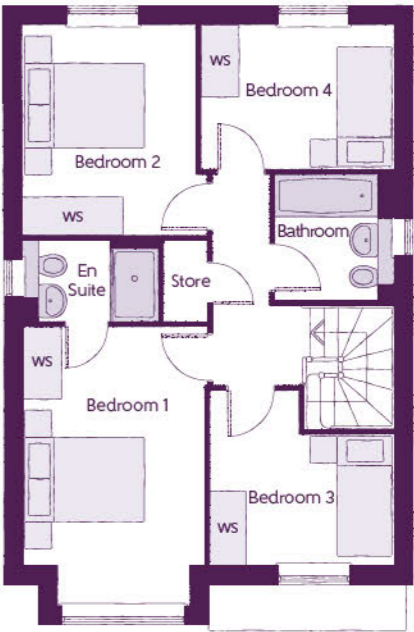
The Jasmine

4 BEDROOM HOME



Ground Floor

Kitchen	3.20m x 3.33m	10'6" x 10'11"
Family/Dining	2.88m x 4.48m	9'6" x 14'8"
Living Room	3.54m x 4.94m (inc. bay)	11'7" x 16'3" (inc. bay)
Utility	1.84m x 1.71m	6'0" x 5'7"
Cloakroom	0.97m x 2.08m	3'2" x 6'10"



First Floor

Bedroom 1	2.96m x 4.59m (inc. bay)	9'9" x 15'1" (inc. bay)
Bedroom 1 En Suite	2.22m x 1.35m	7'4" x 4'5"
Bedroom 2	2.83m x 3.46m	9'3" x 11'4"
Bedroom 3	3.03m x 2.87m (max)	9'11" x 9'5" (max)
Bedroom 4	3.17m x 2.38m	10'5" x 7'10"
Bathroom	1.91m x 2.08m	6'3" x 6'10"

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

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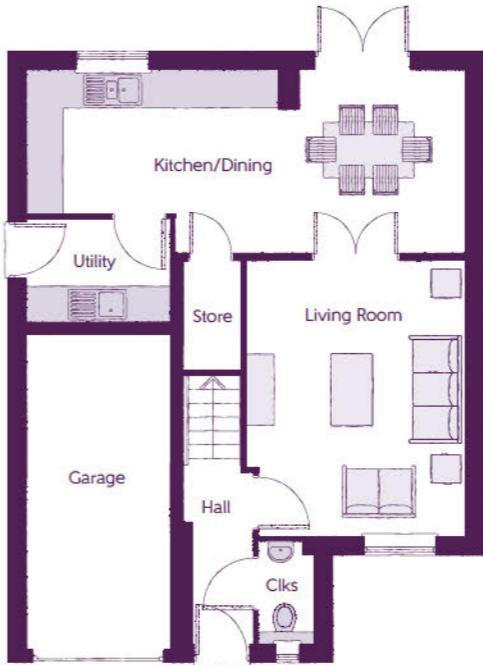


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The Aurora
4 BEDROOM HOME

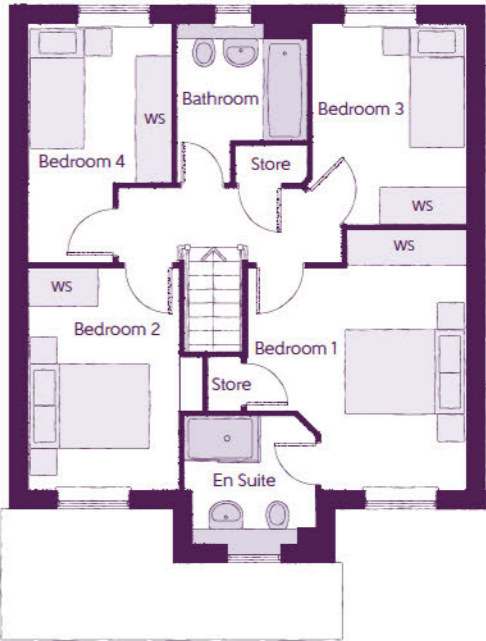


The Aurora
4 BEDROOM HOME



Ground Floor

Kitchen/Dining	7.21m x 3.02m (max)	23'8" x 9'11" (max)
Living Room	3.61m x 4.50m (max)	11'10" x 14'9" (max)
Utility	2.35m x 1.71m	7'9" x 5'7"
Cloakroom	0.93m x 1.71m	3'1" x 5'7"
Garage	2.40m x 5.23m	7'10" x 17'2"



First Floor

Bedroom 1	3.61m x 4.29m (max)	11'10" x 14'1" (max)
Bedroom 1 En Suite	2.18m x 2.11m (max)	7'2" x 6'11" (max)
Bedroom 2	2.47m x 3.66m	8'1" x 12'0"
Bedroom 3	2.54m x 3.28m (max)	8'4" x 10'9" (max)
Bedroom 4	2.36m x 3.91m (max)	7'9" x 12'10" (max)
Bathroom	2.13m x 2.61m (max)	7'0" x 8'7" (max)

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

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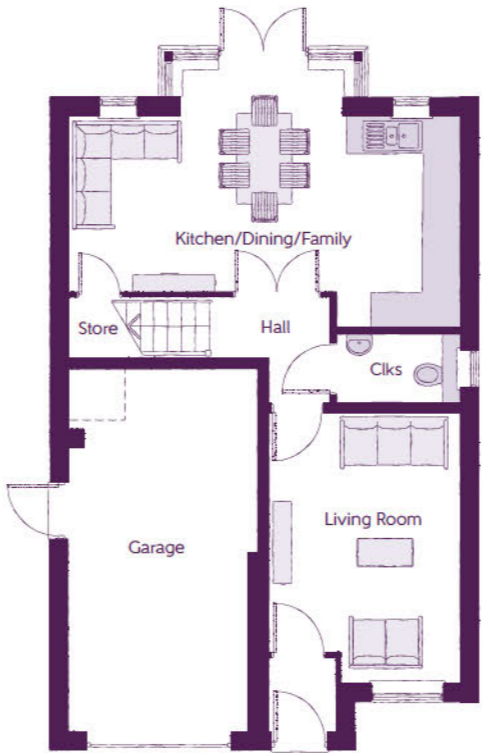


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The Begonia
3 BEDROOM HOME

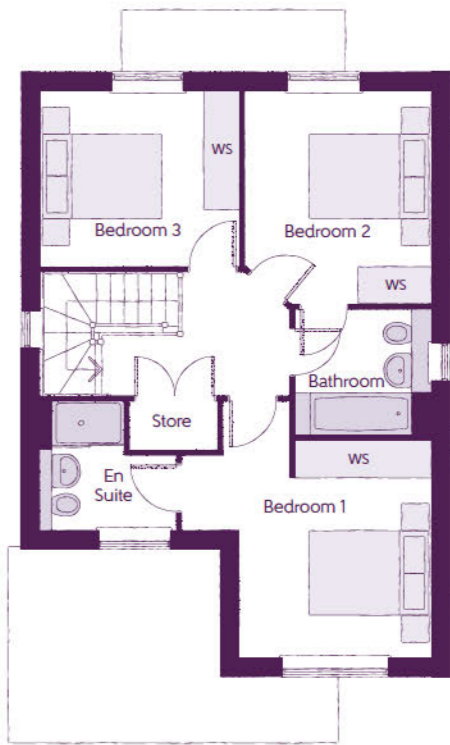


The Begonia
3 BEDROOM HOME



Ground Floor

Kitchen/Dining/Family	6.42m x 3.51m (max)	21'1" x 11'6" (max)
Living Room	3.16m x 4.45m	10'4" x 14'7"
Cloakroom	2.05m x 1.15m	6'9" x 3'9"
Garage	3.10m x 6.09m (max)	10'2" x 20'0" (max)



First Floor

Bedroom 1	4.09m x 4.23m (max)	13'5" x 13'11" (max)
Bedroom 1 En Suite	2.25m x 2.10m (max)	7'4" x 6'11" (max)
Bedroom 2	3.04m x 3.54m	10'0" x 11'7"
Bedroom 3	3.30m x 2.91m	10'10" x 9'7"
Bathroom	2.20m x 2.04m	7'3" x 6'8"

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

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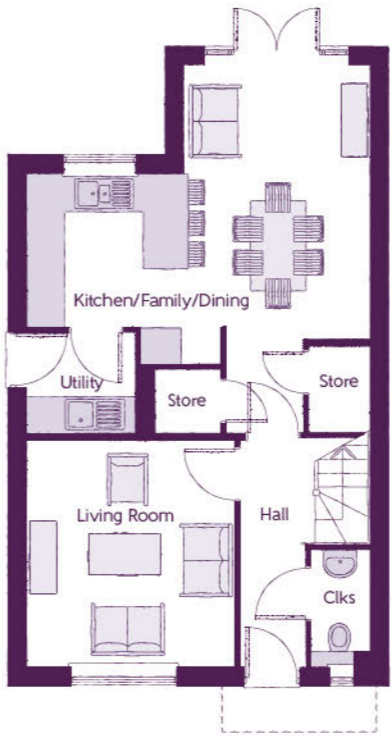
The Verbena

3 BEDROOM HOME



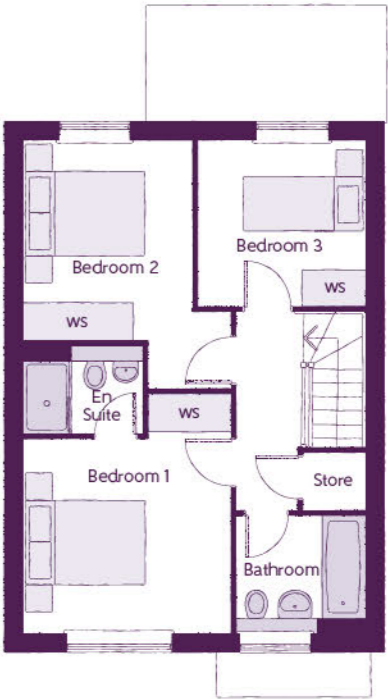
The Verbena

3 BEDROOM HOME



Ground Floor

Kitchen/Family/Dining	5.64m x 6.05m (max) (max)	18'6" x 19'10" (max) (max)
Living Room	3.42m x 3.71m	11'3" x 12'2"
Utility	1.78m x 1.66m	5'10" x 5'5"
Cloakroom	0.96m x 1.91m	3'2" x 6'3"



First Floor

Bedroom 1	3.44m x 3.93m (max)	11'3" x 12'11" (max)
Bedroom 1 En Suite	1.98m x 1.46m	6'6" x 4'9"
Bedroom 2	2.81m x 4.09m (max)	9'3" x 13'5" (max)
Bedroom 3	2.74m x 2.74m	9'0" x 9'0"
Bathroom	2.11m x 1.91m	6'11" x 6'3"

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

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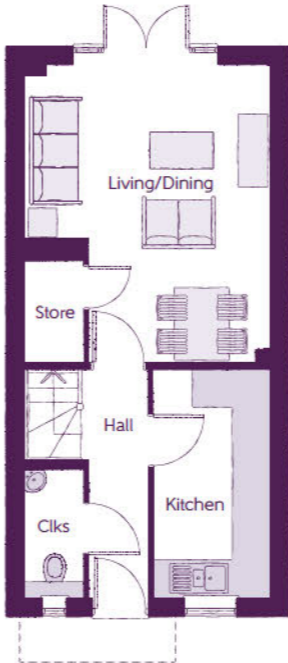


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The Evelyn
3 BEDROOM HOME

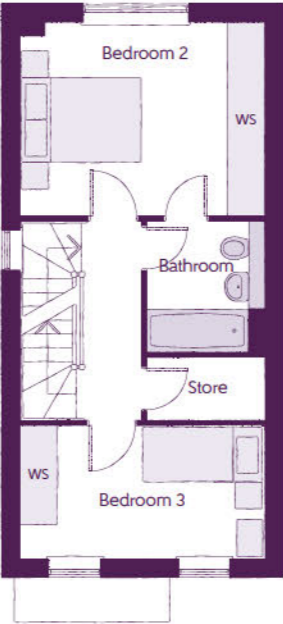


The Evelyn
3 BEDROOM HOME



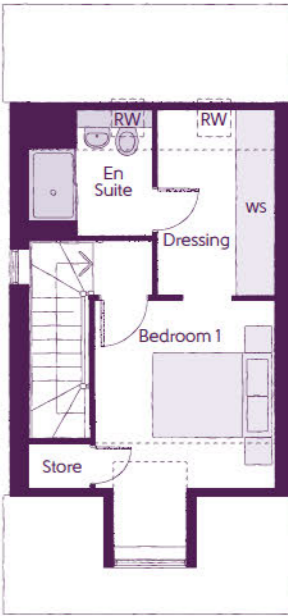
Ground Floor

Kitchen	1.89m x 3.72m	6'3" x 12'2"
Living/Dining	3.99m x 4.92m (max) (max)	13'1" x 16'2" (max) (max)
Cloakroom	0.95m x 2.11m	3'1" x 6'11"



First Floor

Bedroom 2	3.99m x 3.16m	13'1" x 10'4"
Bedroom 3	3.99m x 2.17m	13'1" x 7'1"
Bathroom	1.90m x 2.15m	6'3" x 7'0"



Second Floor

Bedroom 1	2.95m x 4.13m (max) (max)	9'8" x 13'7" (max) (max)
Dressing	1.90m x 3.09m	6'3" x 10'1"
Bedroom 1 En Suite	2.00m x 2.08m	6'7" x 6'10"

Clks - Cloakroom WS - Wardrobe Space (suggestion only, wardrobe not included) RW - Roof Window - - - - - Reduced Head Height

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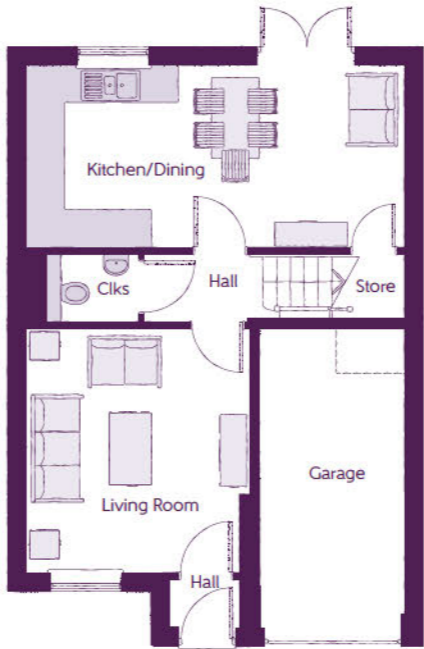
The Bouvardia

3 BEDROOM HOME



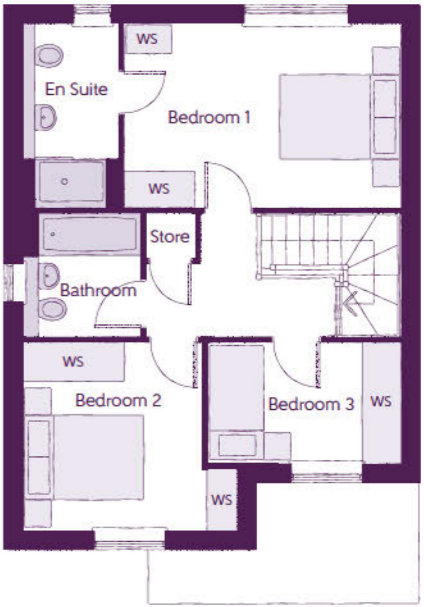
The Bouvardia

3 BEDROOM HOME



Ground Floor

Kitchen/Dining	6.20m x 3.04m	20'4" x 10'0"
Living Room	3.64m x 3.98m	11'11" x 13'0"
Cloakroom	1.83m x 1.08m	6'0" x 3'7"
Garage	2.40m x 4.93m	7'10" x 16'2"



First Floor

Bedroom 1	4.50m x 3.04m	14'9" x 10'0"
Bedroom 1 En Suite	1.61m x 3.04m	5'3" x 10'0"
Bedroom 2	3.50m x 3.09m (max) (max)	11'6" x 10'2" (max) (max)
Bedroom 3	3.18m x 1.97m	10'5" x 6'6"
Bathroom	1.91m x 2.03m	6'3" x 6'8"

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

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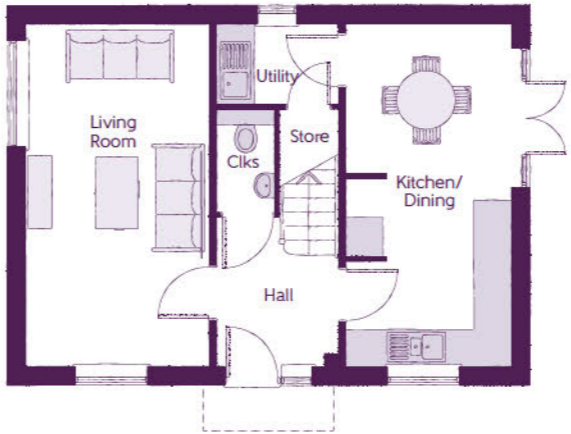


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The Daisy
3 BEDROOM HOME

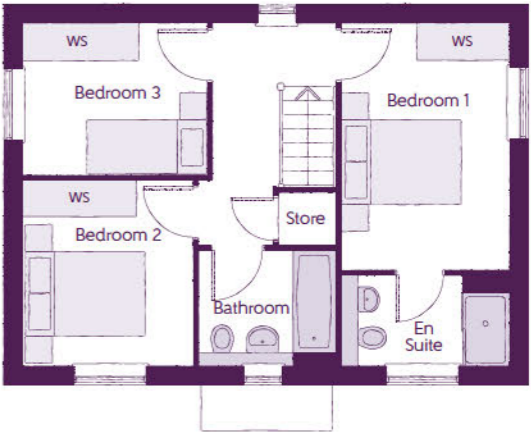


The Daisy
3 BEDROOM HOME



Ground Floor

Kitchen/Dining	2.71m x 5.64m	8'11" x 18'6"
Living Room	3.01m x 5.64m	9'10" x 18'6"
Utility	1.98m x 1.32m	6'6" x 4'4"
Cloakroom	0.95m x 1.51m	3'1" x 4'11"



First Floor

Bedroom 1	2.77m x 4.07m	9'1" x 13'4"
Bedroom 1 En Suite	2.77m x 1.48m	9'1" x 4'10"
Bedroom 2	2.79m x 3.07m	9'2" x 10'1"
Bedroom 3	3.03 m x 2.48m	9'11" x 8'2"
Bathroom	2.26m x 1.92m	7'5" x 6'4"

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

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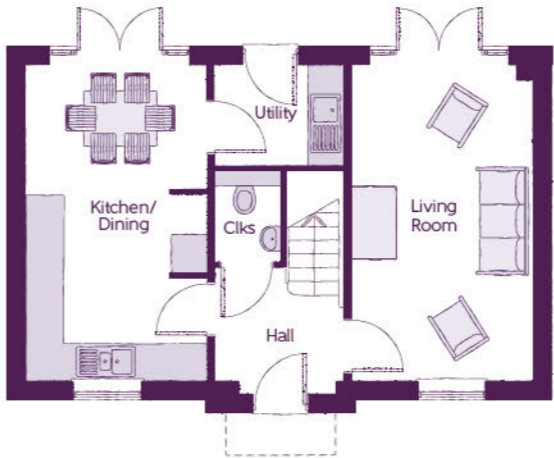
The Lysander

3 BEDROOM HOME



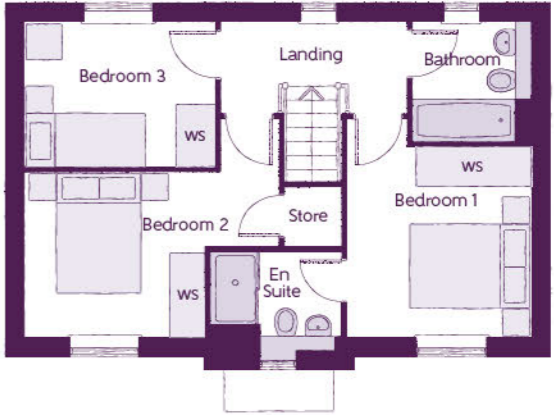
The Lysander

3 BEDROOM HOME



Ground Floor

Kitchen/Dining	2.96m x 5.19m	9'8" x 17'0"
Living Room	2.96m x 5.19m	9'8" x 17'0"
Utility	2.13m x 1.62m	7'0" x 5'4"
Cloakroom	1.07m x 1.53m	3'6" x 5'0"



First Floor

Bedroom 1	3.02m x 3.12m	9'11" x 10'3"
Bedroom 1 En Suite	2.14m x 1.62m	7'0" x 5'4"
Bedroom 2	4.18m x 2.68m	13'8" x 8'9"
Bedroom 3	3.10m x 2.42m (max)	10'2" x 7'11" (max)
Bathroom	1.91m x 1.98m	6'3" x 6'6"

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

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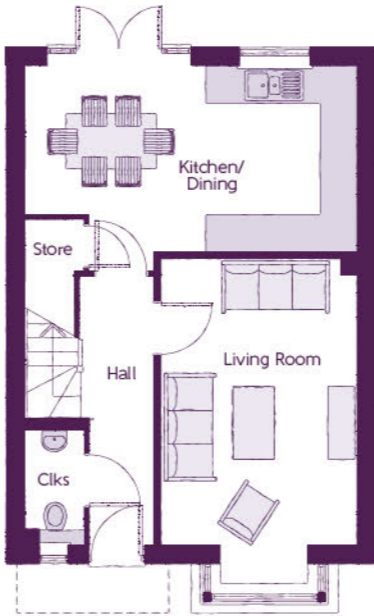


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The Orchid
3 BEDROOM HOME

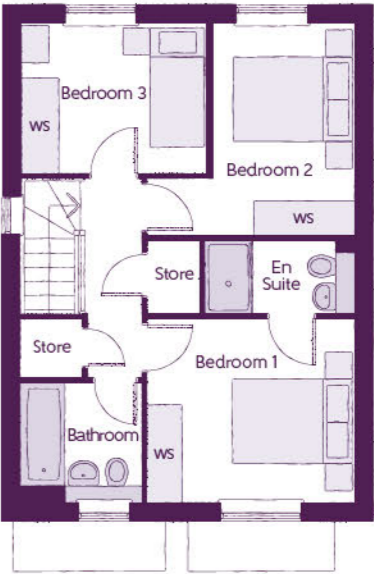


The Orchid
3 BEDROOM HOME



Ground Floor

Kitchen/Dining	5.46m x 3.39m	17'11" x 11'2"
Living Room	3.22m x 5.36m (inc. bay)	10'7" x 17'7" (inc. bay)
Cloakroom	0.95m x 1.90m	3'1" x 6'3"



First Floor

Bedroom 1	3.40m x 3.02m	11'2" x 9'11"
Bedroom 1 En Suite	2.44m x 1.20m	8'0" x 3'11"
Bedroom 2	3.40m x 3.50m (max)	11'2" x 11'6" (max)
Bedroom 3	3.04m x 2.47m	10'0" x 8'1"
Bathroom	1.97m x 1.96m	6'5" x 6'5"

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

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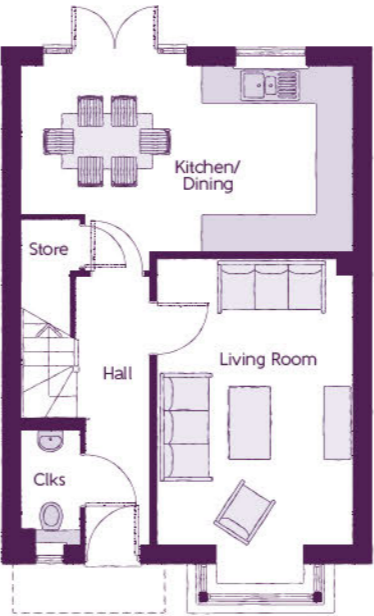


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The Orchid
3 BEDROOM HOME



The Orchid
3 BEDROOM HOME



Ground Floor

Kitchen/Dining	5.46m x 3.39m	17'11" x 11'2"
Living Room	3.22m x 5.36m (inc. bay)	10'7" x 17'7" (inc. bay)
Cloakroom	0.95m x 1.90m	3'1" x 6'3"



First Floor

Bedroom 1	3.40m x 3.02m	11'2" x 9'11"
Bedroom 1 En Suite	2.44m x 1.20m	8'0" x 3'11"
Bedroom 2	3.40m x 3.50m (max)	11'2" x 11'6" (max)
Bedroom 3	3.04m x 2.47m	10'0" x 8'1"
Bathroom	1.97m x 1.96m	6'5" x 6'5"

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

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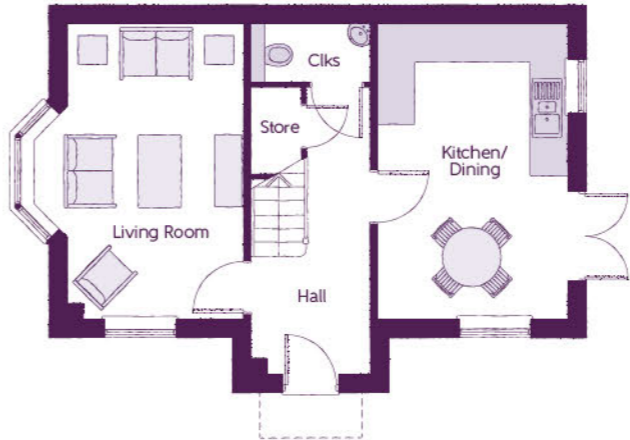
The Wisteria

3 BEDROOM HOME

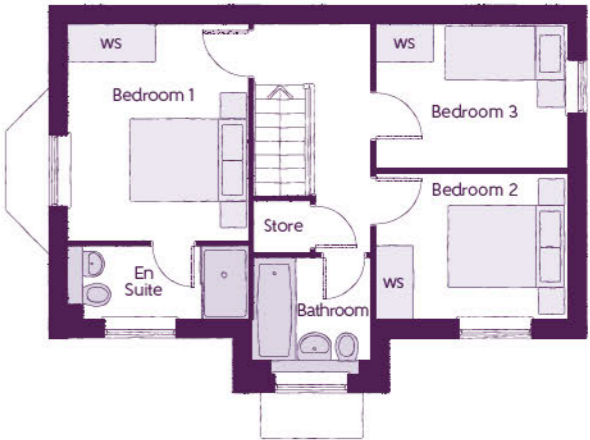


The Wisteria

3 BEDROOM HOME



Ground Floor		
Kitchen/Dining	3.11m x 4.85m	10'3" x 15'11"
Living Room	3.48m x 4.85m	11'5" x 15'11"
Cloakroom	1.92m x 0.96m (max)	6'4" x 3'2" (max)



First Floor		
Bedroom 1	2.95m x 3.56m	9'8" x 11'8"
Bedroom 1 En Suite	2.95m x 1.20m	9'8" x 3'11"
Bedroom 2	3.17m x 2.39m	10'5" x 7'10"
Bedroom 3	3.17m x 2.37m	10'5" x 7'9"
Bathroom	1.92m x 1.90m	6'4" x 6'3"

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

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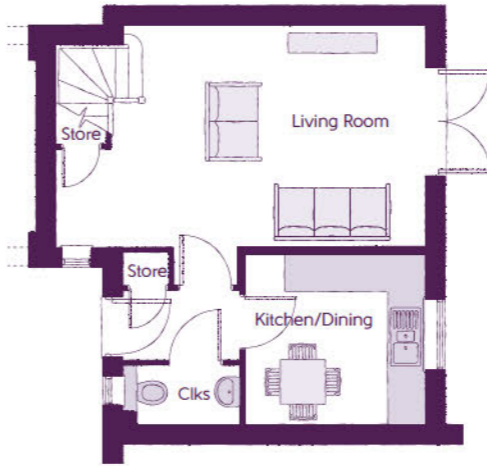


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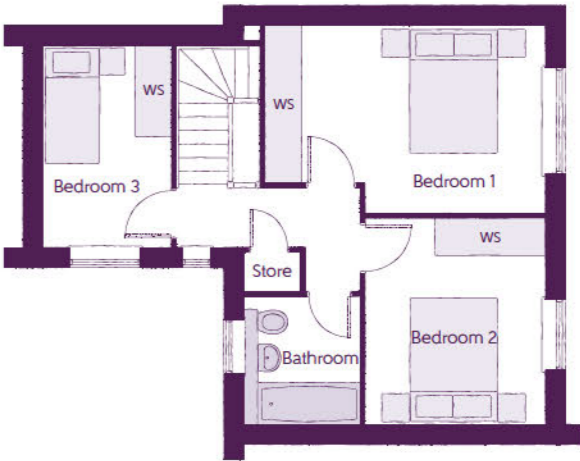
The Fuchsia
3 BEDROOM HOME



The Fuchsia
3 BEDROOM HOME



Ground Floor		
Kitchen/Dining	2.95m x 2.80m	9'8" x 9'2"
Living Room	6.07m x 3.63m (max)	19'11" x 11'11" (max)
Cloakroom	1.94m x 1.00m	6'4" x 3'3"



First Floor		
Bedroom 1	4.76m x 3.08m (max)	15'7" x 10'1" (max)
Bedroom 2	2.95m x 3.40m (max)	9'8" x 11'2" (max)
Bedroom 3	2.08m x 3.30m	6'10" x 10'10"
Bathroom	1.90m x 2.10m	6'3" x 6'11"

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

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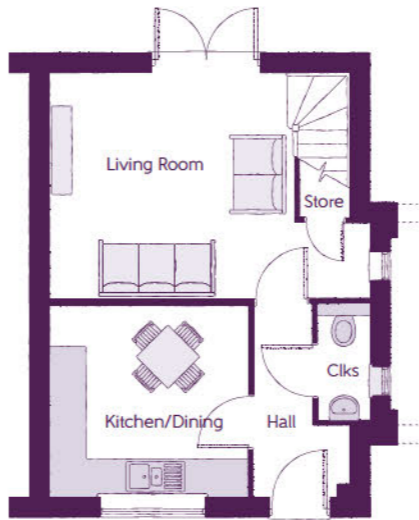


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The Lilac
3 BEDROOM HOME



The Lilac
3 BEDROOM HOME



Ground Floor		
Kitchen/Dining	3.89m x 3.12m	12'9" x 10'3"
Living Room	4.05m x 3.70m	13'3" x 12'2"
Cloakroom	1.95m x 0.90m	6'5" x 2'11"



First Floor		
Bedroom 1	3.90m x 3.70m	12'9" x 12'2"
Bedroom 2	3.90m x 3.18m (max)	12'9" x 10'5" (max)
Bedroom 3	2.44m x 3.30m	8'0" x 10'10"
Bathroom	2.10m x 1.70m	6'11" x 5'7"

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

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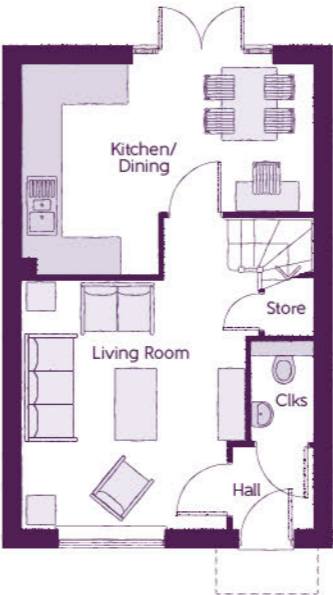
The Heather

3 BEDROOM HOME



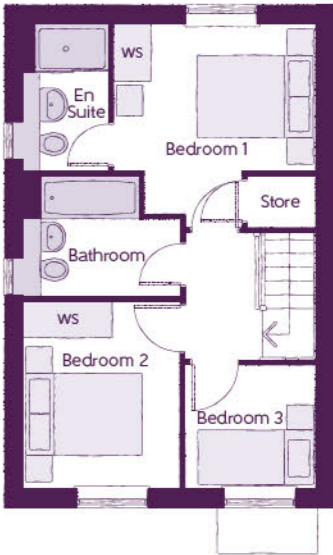
The Heather

3 BEDROOM HOME



Ground Floor

Kitchen/Dining	4.78m x 3.45m (max) (max)	15'8" x 11'4" (max) (max)
Living Room	3.68m x 5.14m (max) (max)	12'1" x 16'10" (max) (max)
Cloakroom	1.01m x 1.66m	3'4" x 5'5"



First Floor

Bedroom 1	3.29m x 3.34m (max)	10'10" x 11'0" (max)
Bedroom 1 En Suite	1.40m x 2.43m (max)	4'7" x 8'0" (max)
Bedroom 2	2.52m x 3.09m	8'3" x 10'2"
Bedroom 3	2.17m x 2.04m	7'1" x 6'8"
Bathroom	2.52m x 1.97m	8'3" x 6'5"

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

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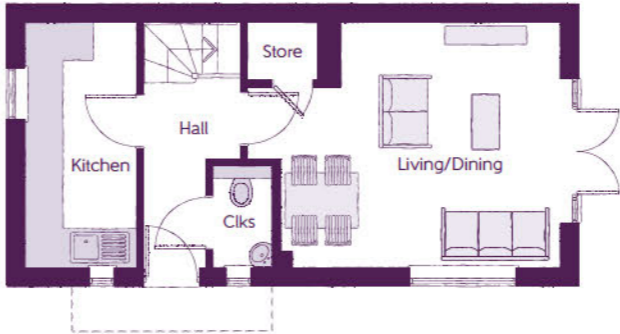


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The Clover
2 BEDROOM HOME



The Clover
2 BEDROOM HOME



Ground Floor

Kitchen	3.99m x 1.82m	13'1" x 6'0"
Living/Dining	3.99m x 5.15m (max) (max)	13'1" x 16'11" (max) (max)
Cloakroom	1.62m x 1.01m	5'4" x 3'4"



First Floor

Bedroom 1	3.99m x 3.88m (max) (max)	13'1" x 12'9" (max) (max)
Bedroom 1 En Suite	1.90m x 1.48m	6'3" x 4'10"
Bedroom 2	3.99m x 2.63m (max) (max)	13'1" x 8'7" (max) (max)
Bathroom	1.90m x 1.92m	6'3" x 6'3"

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

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The Viola

2 BEDROOM FIRST FLOOR MAISONETTE



The Viola

2 BEDROOM FIRST FLOOR MAISONETTE



Ground floor access

First Floor		
Kitchen/Living/Dining	6.32m x 4.05m (max) (max)	20'9" x 13'3" (max) (max)
Bedroom 1	3.38m x 3.46m	11'1" x 11'4"
Bedroom 2	2.85m x 4.01m (max) (max)	9'4" x 13'2" (max) (max)
Bathroom	1.98m x 2.15m	6'6" x 7'1"

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

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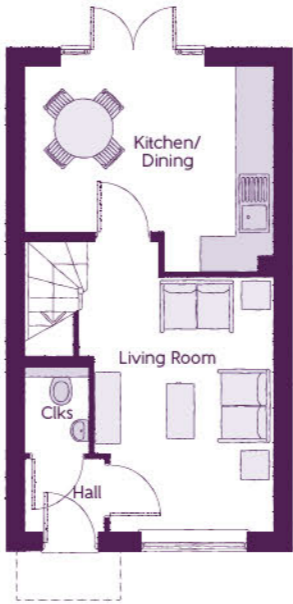


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The Lavender
2 BEDROOM HOME



The Lavender
2 BEDROOM HOME



Ground Floor

Kitchen/Dining	4.05m x 3.38m (max)	13'3" x 11'1" (max)
Living Room	2.95m x 4.85m (max)	9'8" x 15'11" (max)
Cloakroom	1.01m x 1.50m	3'4" x 4'11"



First Floor

Bedroom 1	4.05m x 2.72m	13'3" x 8'11"
Bedroom 2	4.05m x 2.40m (max)	13'3" x 7'10" (max)
Bathroom	1.91m x 2.36m	6'3" x 7'9"

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

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		1 & 2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	
FINISHES	Loft Hatch	Loft Hatch - Hinged Drop Down * †	●	●	●
	Entrance Doors	GRP Insulated Door	●	●	●
	Ceilings	Crown White Matt Emulsion	●	●	●
	Walls	Crown White Matt Emulsion	●	●	●
	Floors	Concrete Ground Floor / Chipboard First Floor	●	●	●
	Window Cills	White Satin MDF	●	●	●
	Stairs	Timber Stair - White Satin MDF Strings	●	●	●
	Balusters	White Satin Stop Chamfered Balusters	●	●	●
	Newel Posts	White Satin Stop Chamfered Newels	●	●	●
	Newel Caps	White Satin Stop Chamfered Caps	●	●	●
	Handrail	White Satin Heavy Duty Handrail	●	●	●
	Skirting	MDF Chamfered Top - 14.5 x 94	●	●	●
		MDF Chamfered Top - 14.5 x 119	●	●	●
	Architrave	MDF Chamfered Top - 14.5 x 58	●	●	●
		MDF Chamfered Top - 14.5 x 94	●	●	●
Internal Doors	White Pre-Finished Ladder Moulded Internal Doors	●	●	●	
Ironmongery	Chrome SZA602ICP Door Furniture	●	●	●	
	Chrome SZA6099CP Door Furniture	●	●	●	
KITCHEN	Frontals	Bellway Band B options ~~~	●	●	●
		Bellway Band C options ~~~	●	●	●
	Carcass	Premium Grade 18mm thk Colour Matched Carcass	●	●	●
	Units	Frontal Matching Table Ends	●	●	●
		Unit Framing	●	●	●
	Worktops	40mm Square Edge Worktops with upstand	●	●	●
	Kithen Sink	Aria Stainless Steel Single Bowl	●	●	●
		Aria Stainless Steel Bowl & Half Sink	●	●	●
		Glendale Stainless Steel Bowl & Half Sink	●	●	●
	Utility Sink	Aria Stainless Steel Single Bowl	●	●	●
		Glendale Stainless Steel Single Bowl	●	●	●
	Appliances Oven	Electrolux Single Oven KOFQH00BX	●	●	●
		Electrolux Single Oven KOFQH40TX	●	●	●
	Appliances Hob	Electrolux 4 Burner Gas Hob KGS6404SX & SS Splashback	●	●	●
		Electrolux 4 Burner Gas Hob KGS6436SX & SS Splashback	●	●	●
	Appliances Extractor	Cooker Hood Extractor LFC316X (recirculating)	●	●	●
	Appliances Microwave	Electrolux Combination Microwave KVLFE46TX	●	●	●
	Appliances Fridge Freezer	Fridge Freezer Space Only	●	●	●
		Electrolux 70/30 Fridge Freezer LNS5LE18S	●	●	●
	Appliances Dishwasher	Removable Unit (inc Feed & Waste) ***	●	●	●
	Electrolux Dishwasher KEAF7200L	●	●	●	
Appliance Washing Machine	Washing Machine Space Only (inc Feed & Waste)	●	●	●	

		1 & 2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	
WET ROOMS	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	Ashberry Basin Mixer Chrome Tap	●	●	●
		Vertico Basin Mixer Chrome Tap	●	●	●
	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	●	●	●	
En-Suite - Brassware	Ashberry Basin Mixer Chrome Tap	●	●	●	
	Vertico Basin Mixer Chrome Tap	●	●	●	
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 ††	●	●	●	
	1/2 Height Tiling (Band 3) to Wet Walls with Flat Edged Chrome Trim ††	●	●	●	
MECHANICAL	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	Stelrad Compact Steel Panel Radiators with Grilles	●	●	●
	Towel Warmers	Flat Chrome to Bathroom	●	●	●
	Ventilation	Window Trickle Ventilators with Mechanical Extract Fans (system 3) dMEV	●	●	●
ELECTRICS	PV Generator Optimiser	Marlec Solar iBoost ‡‡	●	●	●
	Safety - Heat	Heat Detector DET ^^	●	●	●
	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	●	●	●
	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 & Bedroom 1	●	●	●
	Communications - Data	Cat 6 Network Point to Living Room & Study	●	●	●
	Broadband	Ultrafast Fibre Connectivity (Openreach, Virgin Media, Hyperoptic) †††	●	●	●

EXTERNALS & MISC	Ecological	Hedgehog Highway fencing adaption	●	●	●
	Garages Electrics	Light & Power Point to Incurtilage Garages ##	●	●	●
	Build Method	Masonry ##	●	●	●
	Maintenance	External Tap			●
	Number Plaque	Artisan 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 ##	●	●	●	

* fire rated as necessary
** full height around bath where shower provided as standard
*** at build stage
† where layout allows
†† full height to shower enclosure
††† consult with sales executive for specific development details
‡ 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
^^ kitchen only
^^^ over bath ONLY incorporating MIRA bath screen 1.1863.004 where no shower elsewhere in dwelling
plot dependent
plot specific, refer to site layout
refer to site landscape layout
~ semi recessed basin if AD M4(ii) applicable
~~ soft close mechanism to doors & drawers
~~~ where provision of shower tray allows

Information correct at time of going to print. In the event of product discontinuation or issues with stock availability Ashberry will always fit a suitable alternative.

## It's the little things that make a house your home

Add your own Personal Touch with our optional selection of finishes and fittings.

From upgrading our standard fittings to adding additional items, you can make your new home as individual as you are.

Choose from our range of Personal Touch options:

### Kitchens

- Composite worktops
- Integrated washer/dryer or washing machine
- Integrated tumble dryer
- Integrated dishwasher
- Ceramic or induction hob
- Integrated fridge/freezer
- Integrated microwave
- Wine cooler

### Flooring

- Choose from carpets, vinyl, laminate or tiles
- Amtico Spacia

### Wall Tiling

- Full and half-height tiling
- Comprehensive upgrade options
- Chrome trim

### Plumbing

- Heated towel rail
- Upgraded shower

### Security

- Intruder alarms
- Security lights

### Electrical

- Additional sockets
- Additional switches
- Chrome sockets
- Chrome switches
- Under-unit lighting
- Shaver socket
- Light fittings
- BT and TV points

### Miscellaneous

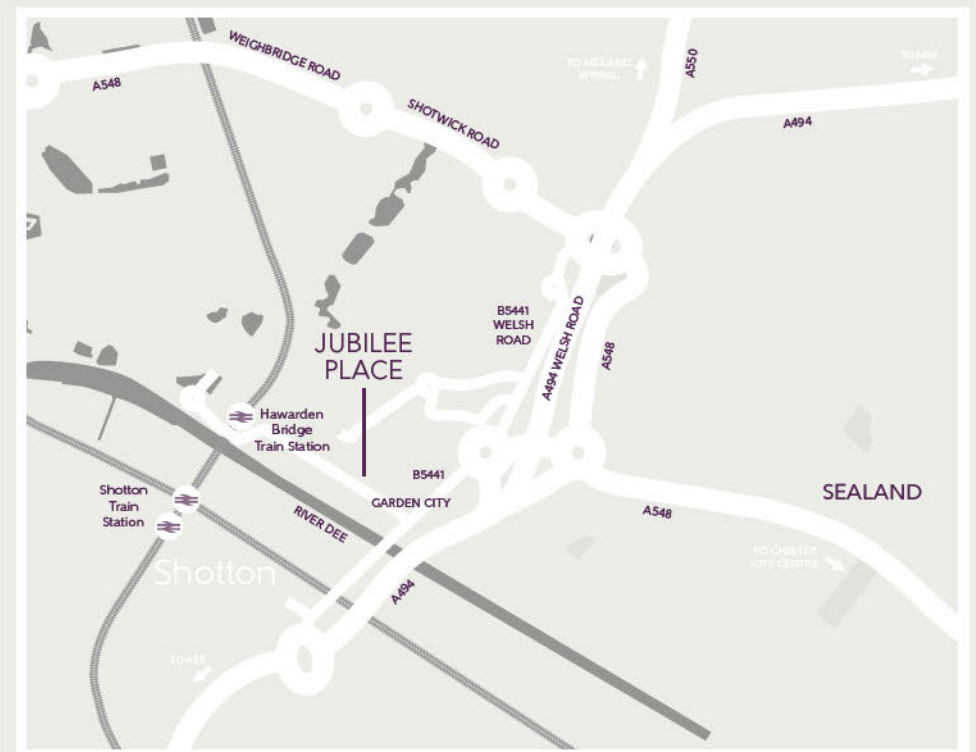
- Turfed back garden
- Fencing to rear garden
- Wardrobes
- Curtain/blinds package

Although we make every effort to ensure that as many Ashberry Personal Touch choices as possible are available to you, not every development offers all the range shown above. Therefore we recommend that you consult our Sales Advisor.



### Jubilee Place

Off Welsh Road,  
Deeside,  
Flintshire,  
CH5 2RA



Map not to scale.