



**CREST  
NICHOLSON**

**BROOKLANDS PARK**

# DEVELOPMENT PLAN

The latest exciting phase of Brooklands Park is perfectly situated in Stoke Gifford, within easy reach of the buzz of Bristol, and offers 1, 2, 3 & 4 bedroom homes.

1, 2, 3 & 4 BEDROOM HOMES



**2 BEDROOM HOMES**

- \* Affordable Rent
- Shared Ownership

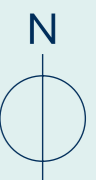
**3 BEDROOM HOMES**

- The Chesham
- The Hatfield
- \* Affordable Rent
- Shared Ownership

**4 BEDROOM HOMES**

- The Filey
- The Marlborough
- The Romsey
- \* Affordable Rent

- \* Mix of 1 & 2 Bed Affordable Rent
- Mix of 1 & 2 Bed Shared Ownership





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## **BROOKLANDS PARK**

Flatts Close, Stoke Gifford,  
Bristol, BS34 8DD

For all enquiries please call

**0117 453 6977**

**[crestnicholson.com/brooklandspark](https://crestnicholson.com/brooklandspark)**



### **House Type Illustration**

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### **Development Map/Site Plan**

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## THE HATFIELD

The Hatfield is an attractive two-storey home perfect for family life, including an open-plan kitchen-dining area ideal for entertaining, in addition to a separate living room with French doors providing ample natural light and views over the private garden. Upstairs, the main bedroom has the benefit of an en suite bathroom and two further bedrooms share a family bathroom.

3 BEDROOM HOME



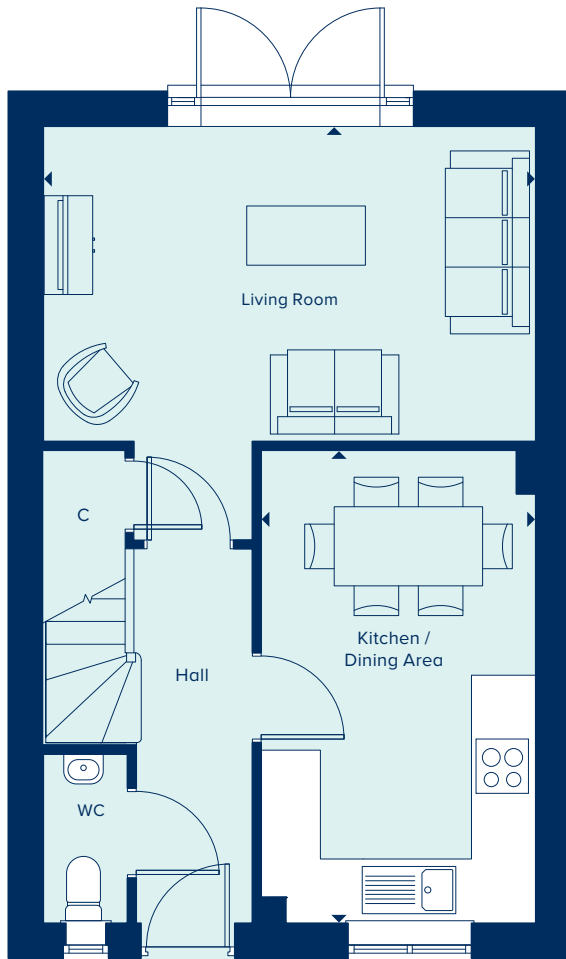


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## THE HATFIELD

3 Bedroom Home

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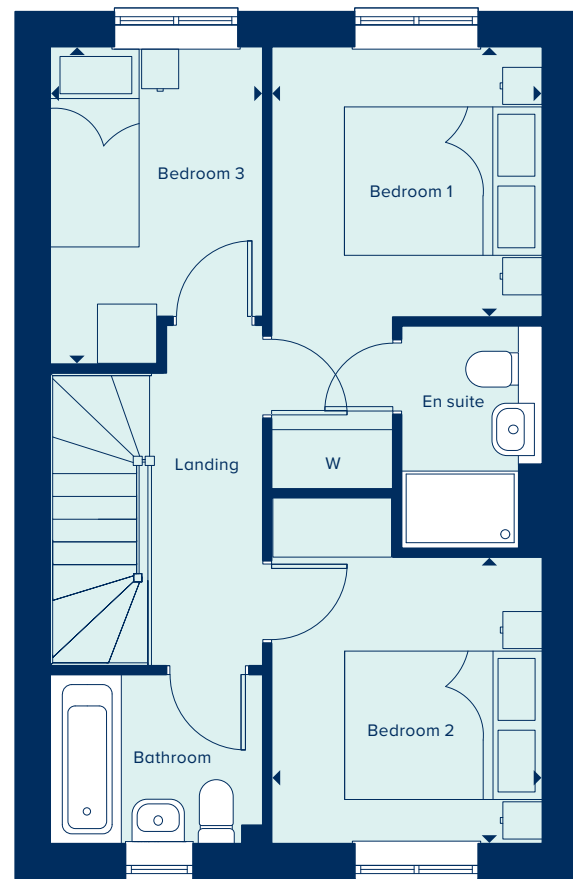
### GROUND FLOOR

#### KITCHEN / DINING AREA

4.78m x 2.77m      15'8" x 9'1"

#### LIVING ROOM

4.98m x 3.18m      16'4" x 10'5"



### FIRST FLOOR

#### BEDROOM 1

2.74m x 2.73m      9'0" x 8'11"

#### BEDROOM 2

2.89m x 2.74m      9'6" x 9'0"

#### BEDROOM 3

3.21m x 2.15m      10'6" x 7'0"

C Cupboard    W Wardrobe

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## THE CHESHAM

The Chesham is a generously sized three-bedroom property. Inspired by tradition, it has a double-fronted layout and features an attractive bay window which, together with French doors, make this a beautifully bright property. A welcoming hallway leads to two spacious reception rooms: a kitchen-dining area and living room. The large main bedroom benefits from an en suite and the two further bedrooms are both doubles.

3 BEDROOM HOME





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## THE CHESHAM

3 Bedroom Home

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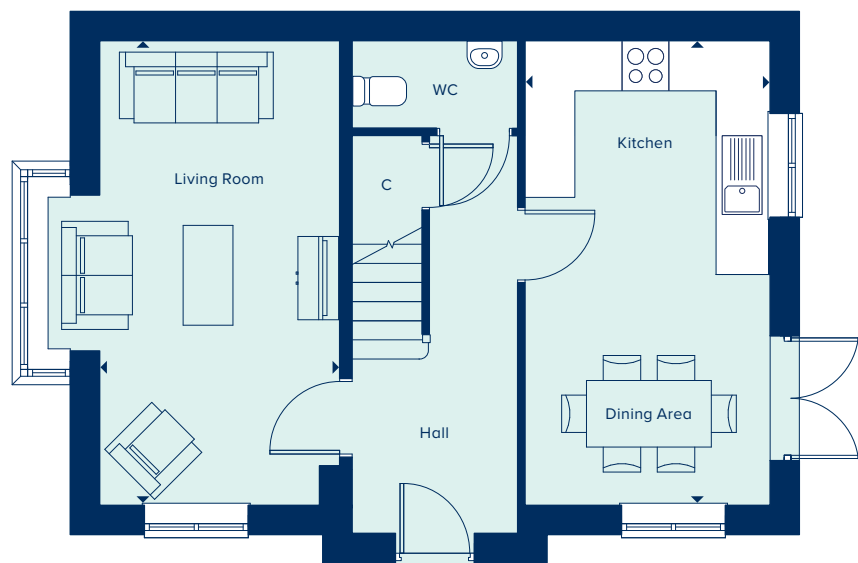
### GROUND FLOOR

#### KITCHEN / DINING AREA

5.58m x 2.94m 18'4" x 9'8"

#### LIVING ROOM

5.58m x 2.88m 18'4" x 9'5"



### FIRST FLOOR

#### BEDROOM 1

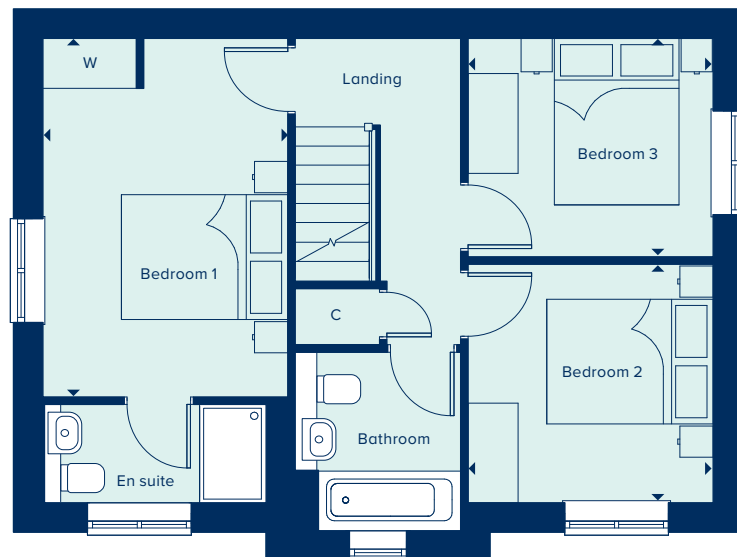
4.31m x 2.94m 14'1" x 9'8"

#### BEDROOM 2

2.94m x 2.87m 9'8" x 9'5"

#### BEDROOM 3

2.94m x 2.62m 9'8" x 8'7"



C Cupboard W Wardrobe

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## THE FILEY

A four bedroom family home spread over three storeys, The Filey provides flexibility and space in which to entertain. The first floor features two double bedrooms plus a single bedroom and a family bathroom. Bedroom one takes up the entire second floor and benefits from an en suite and built-in wardrobe. The ground floor comprises of an open plan kitchen and dining area plus a separate living room with French doors to the rear garden.

### 4 BEDROOM HOME



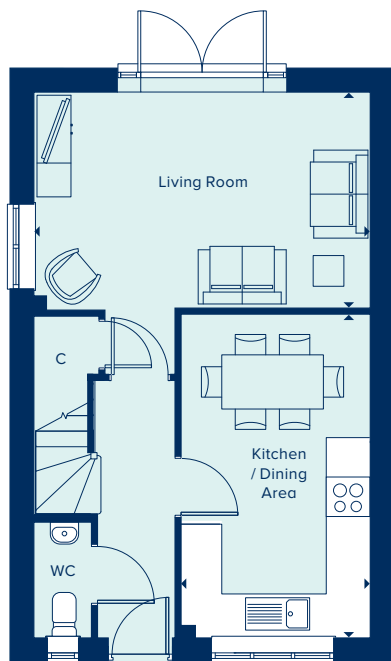




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**THE FILEY**  
4 Bedroom Home

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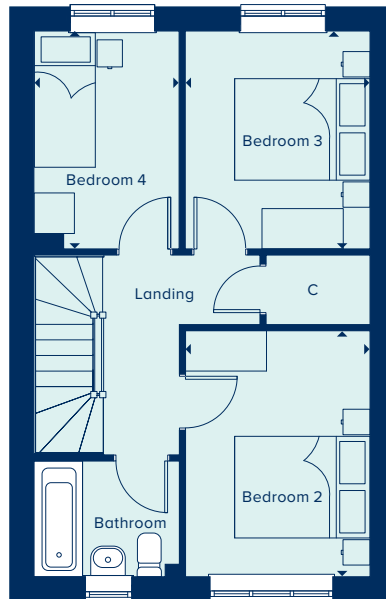
**GROUND FLOOR**

**LIVING ROOM**

4.97m x 3.19m      16'3" x 10'5"

**KITCHEN / DINING AREA**

4.78m x 2.79m      15'8" x 9'2"



**FIRST FLOOR**

**BEDROOM 2**

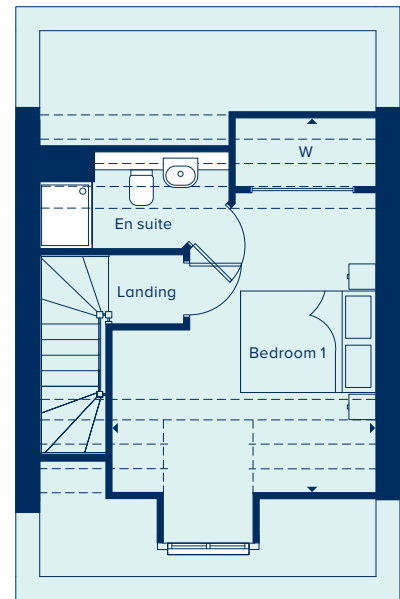
3.64m x 2.73m      11'11" x 8'11"

**BEDROOM 3**

3.22m x 2.73m      10'6" x 8'11"

**BEDROOM 4**

3.22m x 2.15m      10'6" x 7'0"



**SECOND FLOOR**

**BEDROOM 1**

5.50m x 3.90m      15'11" x 12'8"

C Cupboard    W Wardrobe    ● Specification

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## THE ROMSEY

With flexible open-plan living space and generously sized bedrooms, the Romsey is an attractive family home. The downstairs benefits from a substantial, bright and airy living room. A versatile kitchen-dining area with ample space for relaxation or play is ideally suited to family life. Upstairs are four bedrooms and two bathrooms (one en suite).

4 BEDROOM HOME



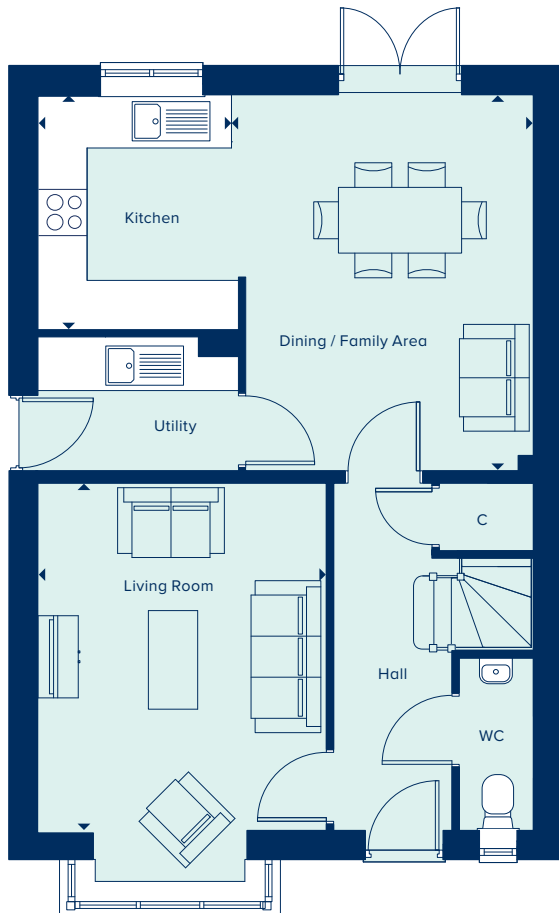


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## THE ROMSEY

4 Bedroom Home

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### GROUND FLOOR

#### KITCHEN

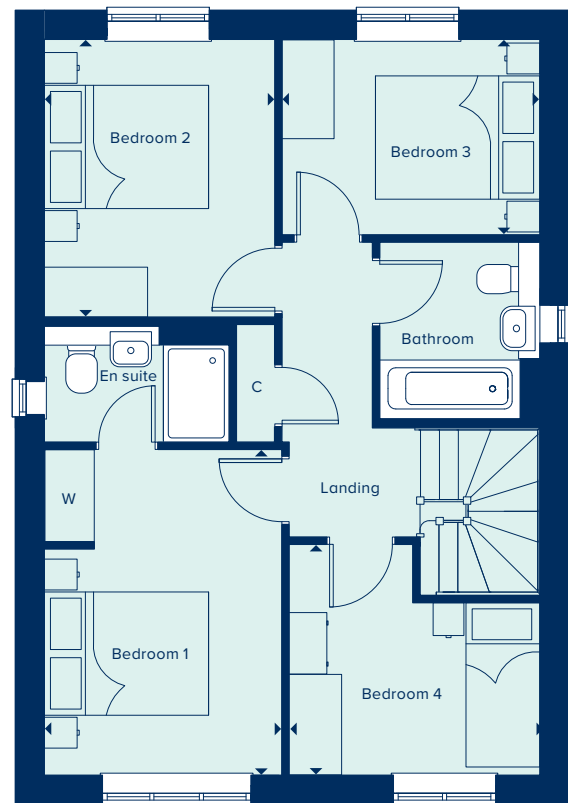
2.86m x 2.36m      9'4" x 7'7"

#### DINING / FAMILY AREA

4.58m x 3.68m      15'5" x 12'1"

#### LIVING ROOM

4.22m x 3.51m      13'10" x 11'6"



### FIRST FLOOR

#### BEDROOM 1

3.96m x 2.89m      13'0" x 9'4"

#### BEDROOM 2

3.38m x 2.80m      11'1" x 9'2"

#### BEDROOM 3

3.14m x 2.38m      10'3" x 7'8"

#### BEDROOM 4

3.05m x 2.80m      10'0" x 9'2"

C Cupboard   W Wardrobe   ● Specification

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## THE MARLBOROUGH

The Marlborough is ideally suited to modern family living. The elegant hallway provides access to the central living areas: an open-plan kitchen-dining area with utility room and a spacious, light-filled living room. Upstairs are four large bedrooms, with the main bedroom benefiting from an en suite bathroom.

4 BEDROOM HOME





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## THE MARLBOROUGH

4 Bedroom Home

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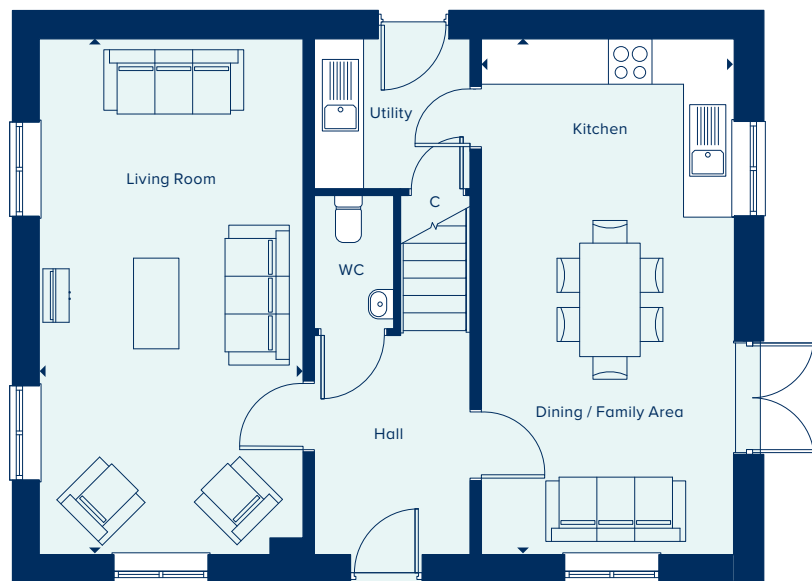
### GROUND FLOOR

#### KITCHEN / DINING / FAMILY AREA

6.82m x 3.33m 22'4" x 10'11"

#### LIVING ROOM

6.82m x 3.49m 22'4" x 11'5"



### FIRST FLOOR

#### BEDROOM 1

3.63m x 3.06m 11'11" x 10'0"

#### BEDROOM 2

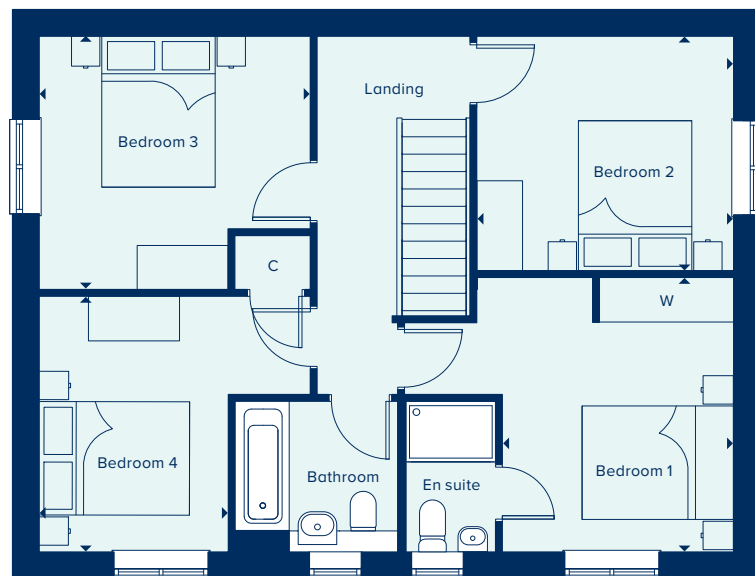
3.39m x 3.09m 11'2" x 10'2"

#### BEDROOM 3

3.58m x 3.35m 11'9" x 11'0"

#### BEDROOM 4

3.38m x 2.50m 11'1" x 8'2"



C Cupboard W Wardrobe ● Denotes 4 bedroom specification for The Marlborough

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## SPECIFICATION

Your brand new Crest Nicholson home benefits from attractive styling and modern integrated appliances.

	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
<b>KITCHEN</b>				
Choice of soft close fitted kitchen complete with laminate worksurface and upstand (subject to stage of construction)	•	•	•	•
Electric single built-in oven in stainless steel	•			
Electric built-under 1 ½ oven in stainless steel		•		
Electric built-in double oven in stainless steel			•	•
4 ring gas hob in stainless steel	•	•		
5 ring gas hob in stainless steel			•	•
Stainless steel splashback behind hob	•	•	•	•
Stainless steel chimney extractor hood	•	•	•	•
Energy efficient integrated fridge/freezer	•	•	•	•
Energy efficient integrated dishwasher		•*	•	•
Energy efficient integrated washing machine	•	•**		
Single bowl sink and drainer in stainless steel	•	•		
1.5 bowl sink and drainer in stainless steel			•	•
Single lever chrome mixer tap	•	•	•	•
<b>BATHROOM, EN SUITE AND CLOAKROOM</b>				
Contemporary white sanitaryware	•	•	•	•
Chrome mixer taps and shower fittings	•	•	•	•
Soft close toilet seats	•	•	•	•
Full height tiling around bath with shower and folding bath screen where there is no separate shower facility in the home	•			
Half height tiling around bath where a separate shower facility is provided in the home	•	•	•	•
Full height tiling to enclosed shower area where applicable	•	•	•	•
Half height tiling to walls where other sanitaryware is fitted in bathroom and en suite	•	•	•	•
Heated white towel rail to bathrooms and en suites	•	•	•	•
Tiled splashback to basin in cloakroom	•	•	•	•
Energy efficient downlights in cloakroom	•	•	•	•

\*Integrated dishwasher included if there is a utility room \*\*Integrated washing machine included if there is no utility room.



	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
<b>UTILITY ROOM</b>				
Sink to utility rooms ***	•	•	•	•
External door to utility rooms ****	•	•	•	•
<b>ELECTRICAL</b>				
Low energy LED downlighters in white to kitchen	•	•	•	•
Low energy LED downlighters in white to bathroom, cloakroom and en suite	•	•	•	•
Low energy lighting in all other areas	•	•	•	•
TV and data point to living room & TV point to master bedroom	•	•	•	•
Telecommunications to the home including fibre for broadband capabilities	•	•	•	•
<b>DECORATION</b>				
White emulsion to all rooms and ceilings	•	•	•	•
White gloss to window boards, internal doors, skirting and architraves	•	•	•	•
<b>JOINERY AND DOORS</b>				
Front door with multipoint locking system and chrome ironmongery	•	•	•	•
White PVCu windows and patio doors with white ironmongery	•	•	•	•
White internal doors with chrome ironmongery	•	•	•	•
Fitted wardrobes to master bedroom with soft close sliding mirror fronted doors	•	•	•	•
<b>HEATING</b>				
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	•	•	•	•
<b>EXTERNAL FINISHES</b>				
Front gardens to be landscaped	•	•	•	•
Rear gardens topsoiled and rotovated	•	•	•	•
External low energy security light fitted by front door	•	•	•	•
External tap	•	•	•	•
<b>SECURITY AND PEACE OF MIND</b>				
Smoke, heat and carbon monoxide detectors	•	•	•	•
Two years warranty and aftercare	•	•	•	•
Complete NHBC ten year warranty	•	•	•	•

\*\*\*Where a utility room is fitted \*\*\*\*Where a sink is shown on the floor plans

Crest Nicholson follows NHBC guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms.

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