





Nestled within the esteemed Parklands community, this property offers a sanctuary of refined elegance and extraordinary beauty.

As you enter the grand entrance hall, adorned with tasteful opulence, a sense of awe pours over you. Crafted with a perfect fusion of oak and glass, the staircase is a captivating centrepiece of modern design. The warm tones of handcrafted oak treads harmonise with the sleek transparency of glass balustrades, creating an open and inviting atmosphere. A distinctive feature is the exquisite oak bottom tread, adding a touch of timeless charm to the contemporary setting. To the right, a welcoming lounge awaits, inviting you to unwind and savour moments of tranquility. To the left, a distinguished office space stands as a testament to the perfect balance between work and relaxation.

Straight ahead, the open plan living room and kitchen take centre stage, forming the heart of this remarkable residence. This Contemporary German-engineered kitchen, complete with fully integrated A-rated appliances, sets the stage for culinary excellence. Seamlessly connected to the living room, this open space is designed to accommodate entertainment and harmonious interactions. Large triple glazed windows beckon, providing views over the rear of the property and allowing natural light to illuminate the space, blurring the boundaries between indoors and outdoors.

Conveniently accessed from the kitchen, the boot room and utility room provide functionality without compromising on style. These spaces grant effortless access to the attached double garage, ensuring ease in transitions and practical storage solutions.

Ascending to the first floor, a spacious landing awaits, creating a sense of grandeur and elegance. To the right, Bedroom One unfolds in all its splendour, spanning the width of the property and entered through a dressing room and large ensuite bathroom. Indulge in a luxurious retreat, where comfort and sophistication harmoniously coexist.

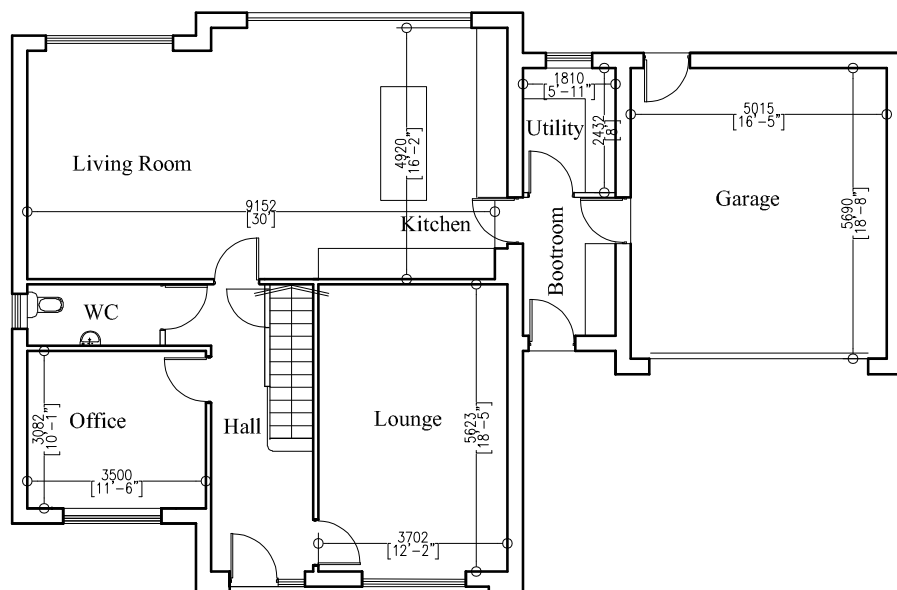
Straight ahead from the staircase, the Family Bathroom reveals itself, reflecting impeccable attention to detail and offering a sanctuary of relaxation. Continuing along the landing, Bedroom Two also offers its own en-suite, providing a haven of privacy and tranquillity. Next door, bedroom four awaits, exuding an air of tranquillity and serenity.

Finally, Bedroom Three unveils a fabulous window overlooking the front elevation, creating a sense of arrival with elegance, this bedroom is a true sanctuary, allowing you to immerse yourself in breathtaking views and indulge in moments of serenity.

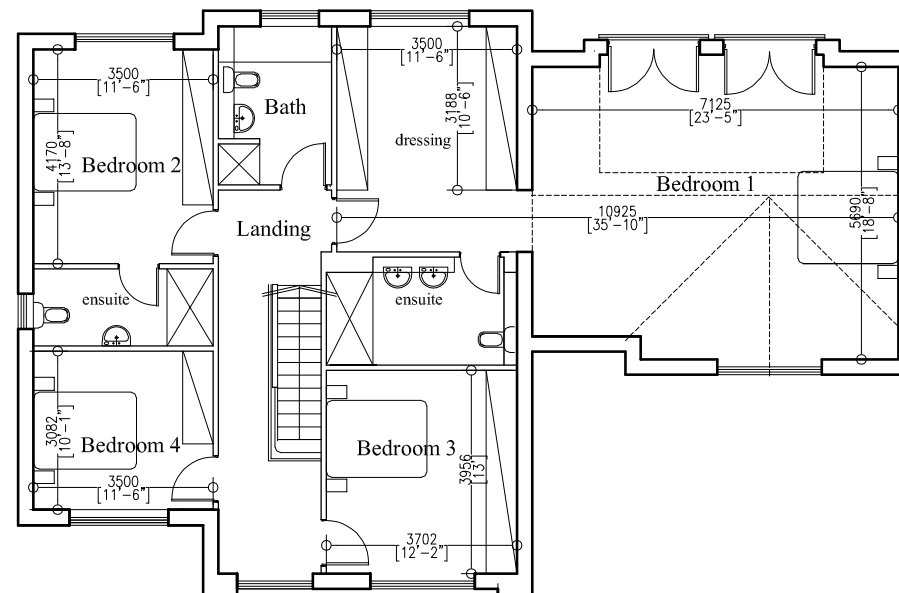
The choice of tiling from Porcelanosa for the bathrooms and en-suites adds a touch of sophistication, reflecting your personal style and enhancing the overall aesthetic. Wet areas are meticulously and fully tiled, while other areas strike a balance between functionality and aesthetic allure. Indulge in the luxury of Hansgrohe taps and showers, transforming every bathing experience into a moment of pampering and relaxation. The Villeroy and Boch sanitary ware gracing the bathrooms and en-suites exemplify timeless elegance and exceptional quality. Throughout the property, oak vertical 5-panel doors add a touch of refinement, accentuating the architectural beauty and completing the seamless flow between spaces.

Embracing sustainable living, Plot Six boasts a double A-rating for energy efficiency. This commitment to environmental responsibility ensures a home that not only exudes luxury but also minimises its ecological impact. Plot Six at Parklands offers an unparalleled opportunity to immerse yourself in a lifestyle of refined elegance and sophistication. From the flawlessly designed interiors to the finest finishes, this property embodies the pinnacle of luxury living.

Welcome to Plot Six—a haven where exceptional craftsmanship and timeless beauty unite to create an extraordinary living experience.



GROUND FLOOR



FIRST FLOOR

Client Choice

All plots are flexible to our clients choices if a purchase is agreed early in the build phase. This could include room layout, kitchens, bathroom tiles and appliances. Your home, the MH Stainton Homes way.

*Plot 6: This property can be considered as a 4 or 5 bed property, please contact us to discuss further - subject to planning.



Kitchen Specifications

Furniture

Next125

Range

NX240 Lava Black & Sahara Beige

Worktops

Myriad Quartz

Utility Worktops

Old Oak Province Effect

Splashback

Bronze Mirror

Utilities

Siemens HB478GCB6B

Single Oven

Siemens CP465AGB0B

Combination Oven

Siemens EU631FEB1E

Induction Hob

Wave 8555.30

Ceiling Extractor Hood

Siemens KI87VFE0G

Fridge Freezer

Caple WI6135GM Wine Chiller

Siemens SN61IX12TG Dishwasher

Schock Greenwich 100L Puro Sink

1810 Spirale Tap, Matte Black



Nestled within the prestigious Parklands Development, Plot Eight stands as a testament to contemporary elegance and refined living. From the feature entrance hall to the meticulously designed living spaces, every detail of this residence exudes sophistication and style.

Upon entering, you are greeted by a grand entrance hall adorned with timeless beauty. To the left, a sumptuous lounge awaits, offering a serene retreat for relaxation and contemplation. Straight ahead, the kitchen and living room beckons, seamlessly merging functionality with modern design. Black aluminium bi-fold doors invite natural light to dance throughout the space, blurring the lines between indoors and outdoors and creating a seamless flow for effortless entertaining.

Ascend to the first floor and find yourself on the gallery landing, where luxury awaits at every turn. Straight ahead, the study / third bedroom awaits, providing a versatile space for work or leisure. Next door, bedroom one unfolds in all its splendour, boasting an ensuite with shower, WC, and twin basins - a sanctuary of indulgence and relaxation. Following to the left, the family bathroom reveals itself, offering a haven for tranquillity and rejuvenation. To the front of the property, bedroom two awaits, offering a peaceful retreat with views over the surrounding landscape.

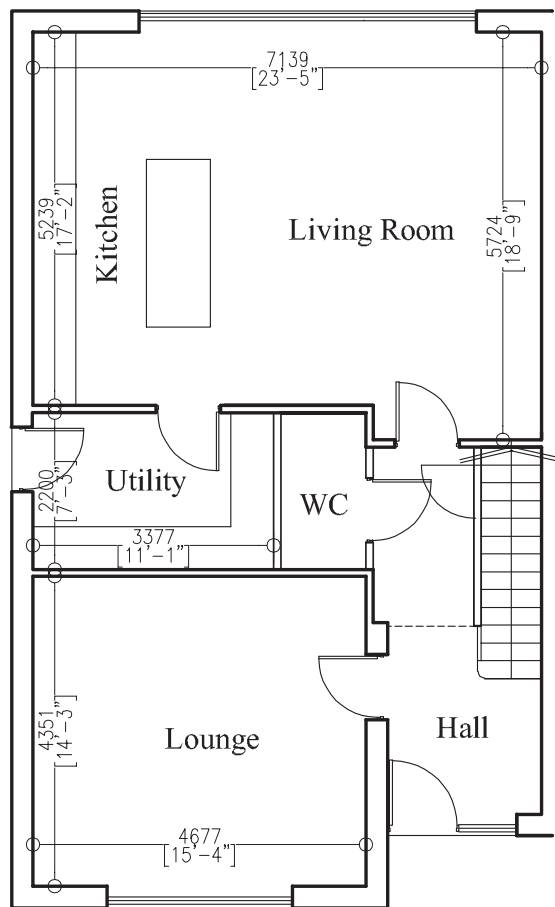
The heart of Plot Eight lies in its state-of-the-art kitchen, a Contemporary German-engineered marvel, equipped with fully integrated energy-efficient appliances. From the induction hob with canopy hood to the fridge freezer and wine chiller, this kitchen is a chef's dream, where culinary excellence meets modern convenience. The utility room provides additional functionality, offering space for a washer, dryer, and a sink, ensuring practicality without compromising on style. Indulge in the luxury of Porcelanosa tiling in the bathrooms and ensuites, where wet areas are fully tiled, creating a spa-like ambiance of serenity and sophistication. Hansgrohe taps and showers elevate every bathing experience, while Villeroy and Boch sanitaryware add a touch of elegance and refinement.

Opposite the residence, a garage stands as a beacon of convenience and functionality. Designed with the same attention to detail as the property, this double garage offers ample storage space. Its versatile layout provides flexibility for various needs, ensuring that every item finds its rightful place.

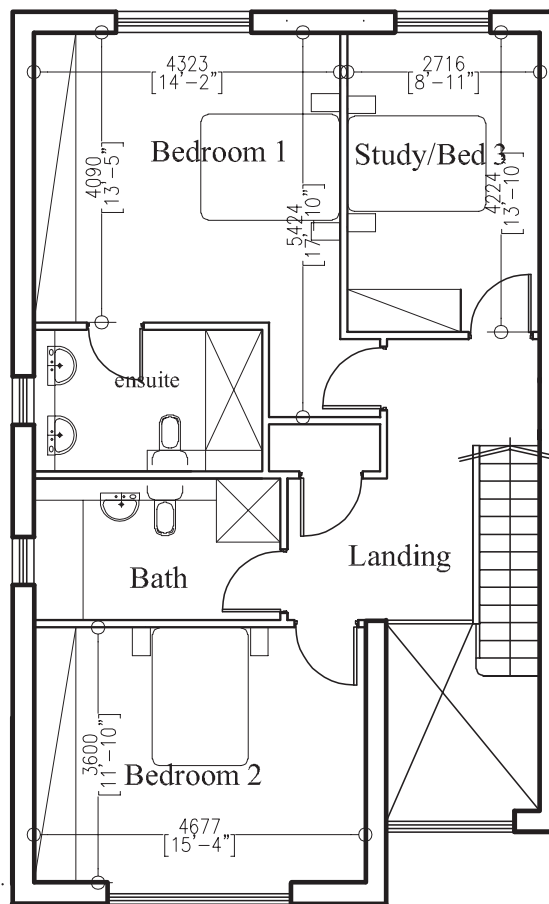
Throughout the residence, oak vertical 5-panel doors add a touch of sophistication, complementing the modern aesthetic and enhancing the overall ambiance of luxury and refinement. Plot Eight proudly boasts a Double A Rating for Energy Efficiency, embodying a commitment to sustainability and eco-conscious living.

In conclusion, Plot Eight at Parklands offers an unparalleled opportunity to experience the epitome of modern luxury. Welcome home to a residence where every detail has been thoughtfully curated to create a sanctuary of elegance, sophistication, and comfort.

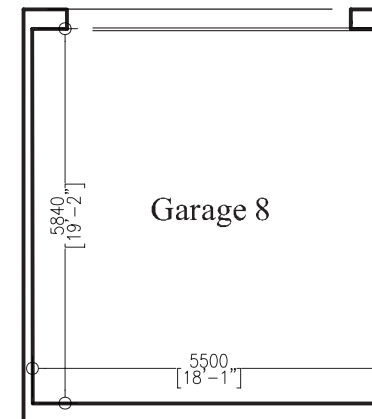




GROUND FLOOR



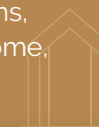
FIRST FLOOR



GARAGE

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RESERVED



PLOT 9

Welcome to your new home, where elegance meets innovation, and every detail exudes sophistication and style. Plot Nine at Parklands is a sanctuary of contemporary living, where luxurious comfort and cutting-edge design converge to create a residence unlike any other.

Upon entering, you are greeted by a grand entrance hall, a testament to the impeccable craftsmanship which defines this residence. To the right, a sumptuous lounge awaits, offering a haven of tranquillity and refinement. Straight ahead, the kitchen and living room beckons, a space where culinary excellence meets modern comfort. Black aluminium bi-fold doors invite natural light to cascade into the room, extinguishing the boundaries between indoors and out, creating an ambiance of seamless serenity.

Ascend to the first floor via the gallery landing, where luxury unfolds at every turn. Straight ahead, the study / third bedroom awaits, providing a versatile space for work or relaxation. Next, bedroom one reveals itself in all its splendour, boasting a spacious ensuite with shower, WC, and twin basins - a haven of indulgence and sophistication. To the right, the family bathroom awaits, featuring impeccable design and luxurious amenities. To the front of the property, bedroom two offers a peaceful retreat, where comfort and style intertwine effortlessly.

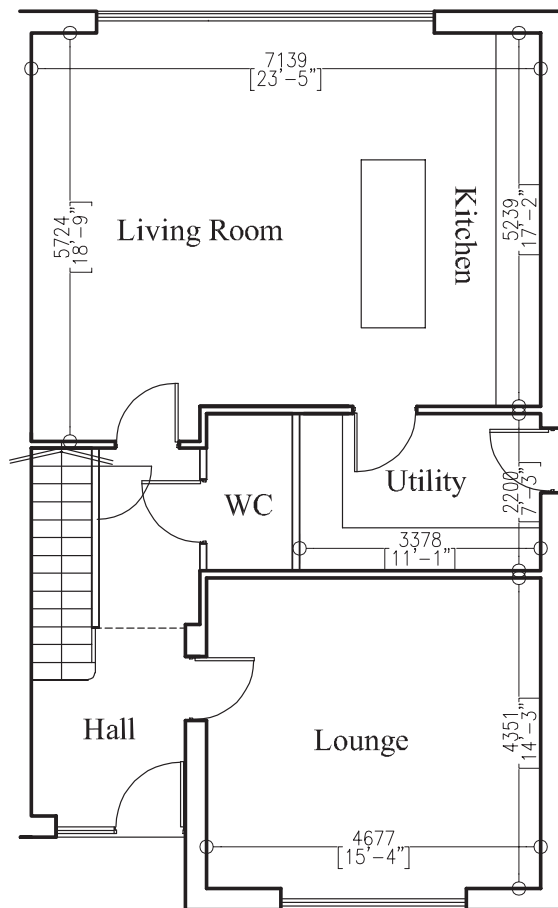
The heart of Plot Nine lies in its state-of-the-art kitchen, a Contemporary German-engineered masterpiece equipped with fully integrated energy-efficient appliances. From the induction hob and canopy hood to the wine chiller, this kitchen is a chef's oasis, where culinary dreams may come to life. The utility room provides additional functionality, offering space for a washer, dryer, and sink, ensuring practicality without compromising on style. Indulge in the luxury of Porcelanosa tiling in the bathrooms and ensuites, where wet areas are meticulously tiled to create a spa-like ambiance of relaxation and refinement. Hansgrohe taps and showers elevate every bathing experience, while Villeroy and Boch sanitaryware add a touch of elegance and sophistication.

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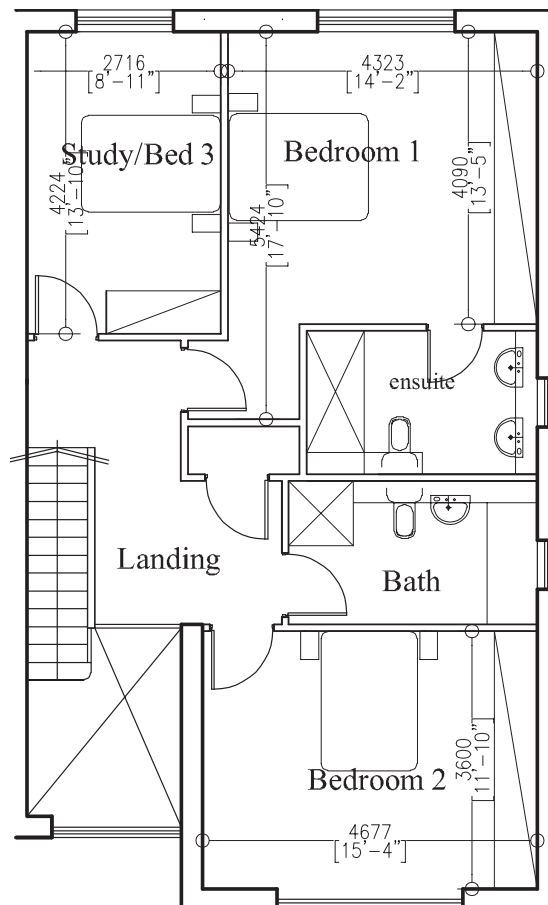
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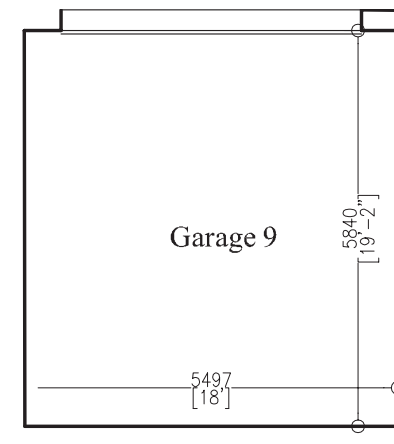




GROUND FLOOR



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Schock Greenwich 100L Puro Sink

1810 Spirale Tap, Matte Black

Signature Specification

INTERNAL

- Contemporary Next125 kitchens designed and supplied by Butler Interiors of Kirkby Lonsdale
- Choice of tiling from Porcelanosa to bathroom and ensuites, Wet areas to be fully tiled and half tiled to other areas
- Taps and showers by Hansgrohe
- Utility to include units, space for washer / dryer and sink and tap
- Mechanical ventilation and heat recovery (MVHR) – energy efficient system to provide fresh air throughout the dwelling, maintaining humidity levels and recovering heat from air being extracted
- High performance air source heat pump, underfloor heating to ground floor and radiators to 1st floor
- Oak vertical 5 panel doors
- V groove and chamfered detailed skirting and architrave
- Brushed Chrome sockets to ground floor areas
- LED downlights to kitchen, dining, lounge and bathroom/ en-suites
- Option for BT or B4rn high speed internet.
- Timber stairs including painted spindles and feature oak handrail and newel caps

EXTERNAL

- Architectural high performance tripled glazed black UPVC windows and composite door
- High performance black aluminium bi-fold doors
- Fully designed landscape garden
- Grey stone paving to patio
- Permeable Newgrange Eco Tegula paving to driveways

SECURITY & ACCESS

- Properties to be wired for CCTV
- Automated gates including audio door entry system
- Intruder alarm

Double A Rated for Energy Efficiency







A RATED
for Running Costs

A RATED
for Carbon Emissions

We are delighted that all of our Eco Villas at Parklands are A Rated for running costs reflected by the EPC rating and also A rated for Carbon Emissions using the Environmental Impact (EI) Rating.

We are one of the only developers to have achieved this AA rating and believe this is a testament to our ongoing commitment to the highest quality developments and environmental standards.

Double A Rated for Energy Efficiency

SPECIFICATION	AA RATED
Air source	
Solar	
Triple glazing	
Whole house MVHR ventilation	
Electric car charges to new regulations	
High levels of insulation and air test results	



Site Plan

PLOTS 6, 8 & 9

