



Springwood
GARDENS

A choice of contemporary 2, 3 & 4 bedroom homes



Jaguar
estates

WELCOME TO Springwood GARDENS



Computer generated image of a typical streetscene at Springwood Gardens

The ideal location

Offering you a choice of stylish new 2 & 3/4 bedroom bungalows and detached homes in a beautiful rural location, Springwood Gardens is the perfect choice for your next move. Planned around a quiet cul-de-sac, the development is a peaceful oasis that enjoys stunning views from its elevated position.

Springwood Gardens is in the ideal location on the edge of High Green. All of the local amenities are close at hand whilst Sheffield City Centre, Meadowhall and the M1 are all within easy reach.

Site layout



The Alder

2 bedroom semi-detached bungalow



The Birch

3/4 bedroom detached dormer bungalow



The Hawthorn

4 bedroom, 3 storey detached home

This site plan is for illustrative purposes only, it is not an accurate description of setting or surroundings at Springwood Gardens and is intended for guidance only. Due to continuous product development, Jaguar Estates reserve the right to amend designs and specifications without notice. Please check with your Sales Executive for any alterations. This graphic does not form any part of a contract, nor does it constitute an offer. Jaguar Estates reserve the right to re-plan developments and housetypes at any stage.

Specification

All homes are built to the most exacting standards and include the finest levels of specification inside and out.



Construction & materials

- Traditional construction
- Brick and block walls
- Black uPVC rainwater goods
- Tiled roof

Kitchen & utility room

- Quality fitted kitchens and integrated appliances

Bathroom & en-suites

- Contemporary sanitary ware and ceramics
- Showers and bath areas fully tiled. Half tiling elsewhere
- Fully tiled bathroom floors

Joinery & internal doors

- Sleek contemporary chamfered and rounded architraves and skirting boards
- Fitted wardrobes to the master bedroom
- Modern door furniture with contemporary handles and high performance hinges
- Quality pre finished internal doors

Staircase

- Contemporary timber handrail, base rail and newel posts.

Heating system

- Full gas central heating with thermostatic radiators throughout
- Heated chrome towel rails to bathroom and en-suites

Decoration

- Emulsion painted finish throughout. Eggshell to woodwork

Electrical

- Switches and power sockets in white plastic
- Extensive TV & Telephone points (TV aerial not included)
- Mains smoke detectors and burglar alarm with infrared sensors
- Ceiling spot lighting to hallways, kitchen and bathrooms. Pendant light fittings elsewhere

Windows

- High performance uPVC windows and patio doors in anthracite grey

Garage

- Manually operated up-and-over garage door finished in anthracite grey (where applicable)

External

- Zero maintenance soffit and fascia
- External lighting to house, patios and paths
- Turfed garden areas on clean topsoil with planting
- Tarmacadam driveway with block paved border
- Paved patio area and perimeter paths

Warranty

- 10 year new home warranty provided by ICW

The Alder

A modern 2 bedroom semi-detached bungalow



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Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Jaguar Estates home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

The Alder

A modern 2 bedroom semi-detached bungalow

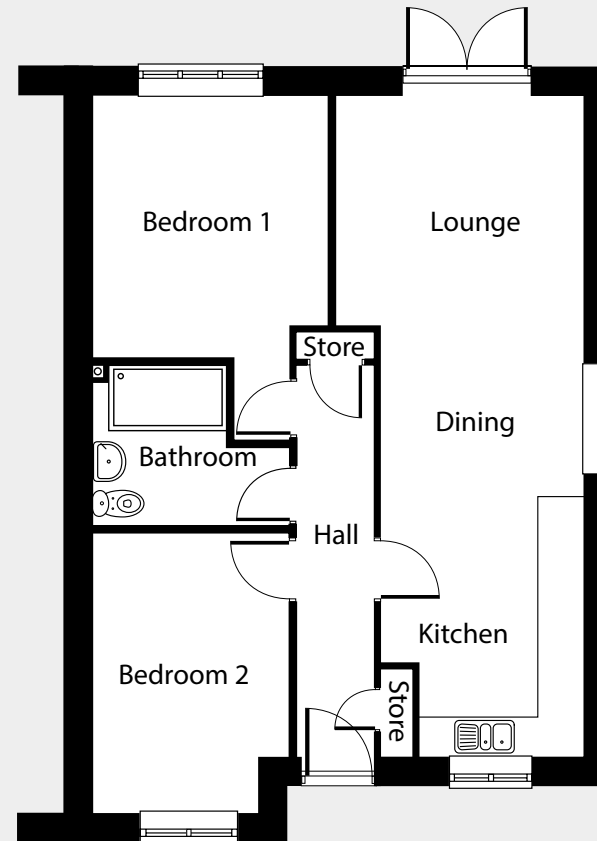


The Alder is ideal for seniors, with two generous bedrooms, a family bathroom and a modern open plan kitchen with dining and living areas which open out onto the rear garden.

GROUND FLOOR

Kitchen/Dining Area	6000mm x 2700mm	19'8" x 8'10"
Lounge	3525mm x 3050mm	11'6" x 10'0"
Bedroom 1	3600mm x 3200mm	11'9" x 10'6"
Bedroom 2	3900mm x 2700mm*	12'9" x 8'10"*

*max



The Birch

A spacious 3/4 bedroom detached dormer bungalow



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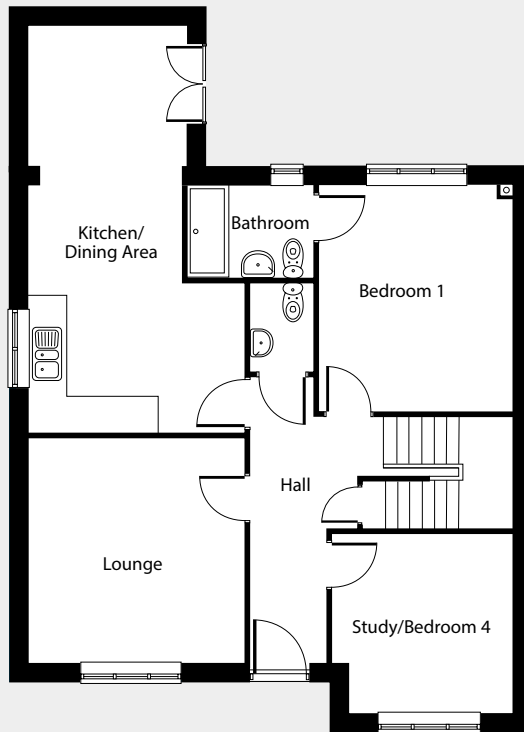
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The Birch

A spacious 3/4 bedroom detached dormer bungalow



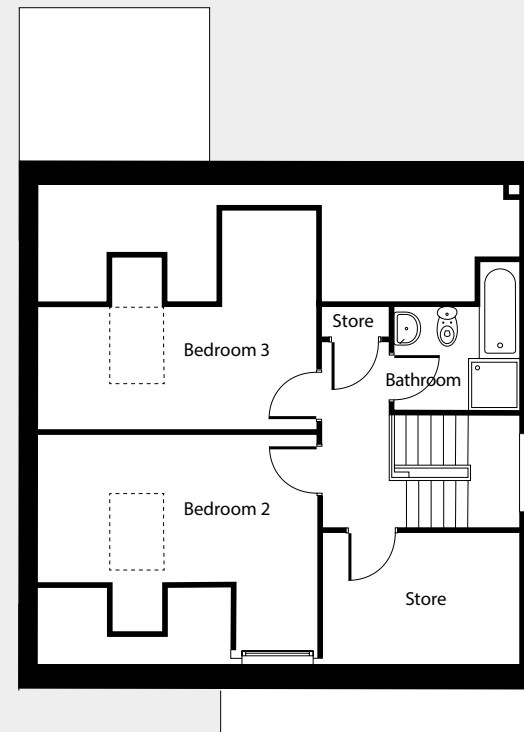
The Birch is the perfect dormer bungalow. Two sizeable double bedrooms, a separate bathroom and generous storage spaces occupy the upper floor. At ground level is the master bedroom with en-suite, optional fourth bedroom and spacious kitchen, dining and living spaces which open onto the rear garden.



GROUND FLOOR

Kitchen/Dining Area	7600mm x 3700mm*	24'11" x 12'1"*
Lounge	3900mm x 3750mm	12'9" x 12'3"
Bedroom 1	3900mm x 3350mm	12'9" x 10'11"
Study/Bedroom 4	3100mm x 3100mm	10'2" x 10'2"

*max



FIRST FLOOR

Bedroom 2	5100mm x 2600mm	16'8" x 8'6"
Bedroom 3	5100mm x 2050mm	16'8" x 6'8"

The Hawthorn

A contemporary 4 bedroom, 3 storey detached home



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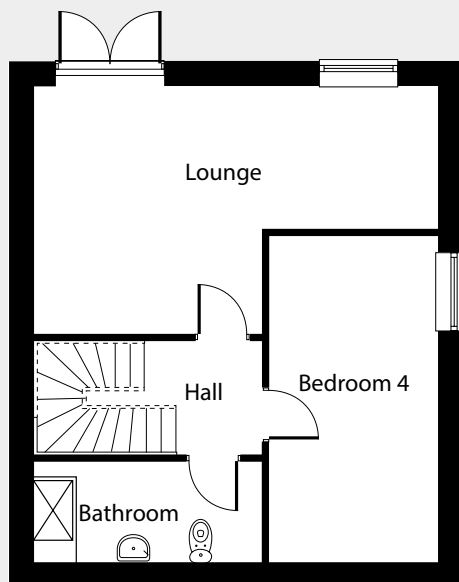
The Hawthorn

A contemporary 4 bedroom, 3 storey detached home



The Hawthorn is perfect for family life, with accommodation spread over three storeys.

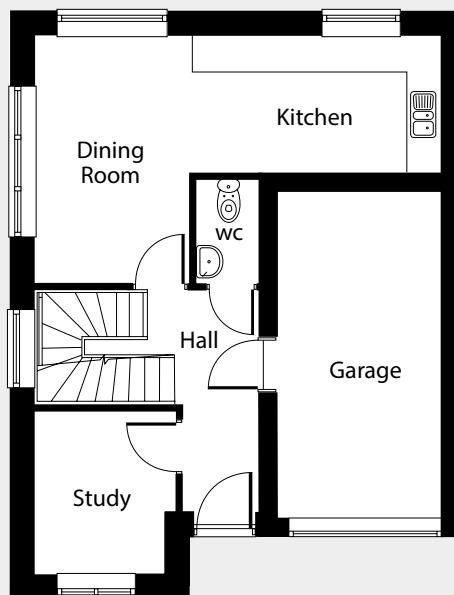
The lower ground floor houses the spacious lounge which opens out onto the rear garden, a generous bedroom and a bathroom. Moving up to the ground floor you'll find the modern open plan kitchen with dining area, a separate study and the integral garage. Upstairs there are three further bedrooms, the master with an en-suite and the family bathroom.



LOWER GROUND FLOOR

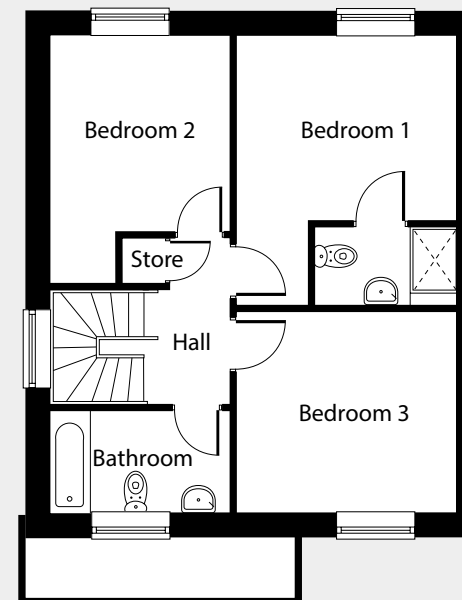
Lounge	4000mm* x 6700mm	13'1"* x 21'11"
Bedroom 4	2750mm x 5150mm	9'0" x 16'10"

*max



GROUND FLOOR

Kitchen/Dining	6650mm x 4000mm*	21'9" x 13'1"*
Study	2650mm x 2300mm*	8'8" x 7'6"*



FIRST FLOOR

Bedroom 1	4400mm* x 3600mm	14'5"* x 11'9"
Bedroom 2	4000mm* x 2950mm	13'1"* x 9'8"
Bedroom 3	3600mm x 3250mm	11'9" x 10'7"



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