

# Cleington Road, Dundee

Plot Number	Type	Number of Bedrooms	Price
<b>Phase 1</b>			
1	B – Detached	3	Fixed Price £215,000
2	A - Detached	3	Fixed Price £213,000
10	A – Detached	3	<b>SOLD</b>
<b>Phase 2</b>			
3	B – Detached	3	Fixed Price £210,000
8	A - Semi-Detached	3	<b>RESERVED</b>
9	A – Semi-Detached	3	<b>RESERVED</b>
<b>Phase 3</b>			
4	B – Detached	3	Fixed Price £210,000
5	A - Detached	3	Fixed Price £210,000
6	A - Semi-Detached	3	<b>RESERVED</b>
7	A - Semi-Detached	3	<b>RESERVED</b>



Clepington Road | Dundee

# Description

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Small exclusive development in a popular and central location. These attractive detached and semi-detached villas will provide energy efficient, spacious accommodation, constructed to a high standard and specification. The builders, Discovery Homes, estimate completions from late summer 2018. Reservations can be made from plan, at agreed fixed prices.

This is a select development of six detached villas and four semi-detached villas, benefitting from an off road location. This area of Clepington Road is well placed for local shops, schools, retail parks, city centre, vehicular and commuter bus routes connecting to all parts of the city.

Constructed to the new building regulations, means these homes are green and energy efficient. Discovery Homes are renowned for their innovative, well designed layouts offering ample family accommodation, including 3 bedrooms and family bathroom on the upper floor, with the added feature of a master en-suite in most house types.

The contemporary lower level features extensive, airy, semi open plan accommodation comprising WC, large lounge, dining/family area and fully equipped Procelanosa kitchen. Each property features Monobloc parking, turfed gardens, clothes dryer and a high screened fence for privacy and security. A choice of kitchens and tiling is available subject to build timescale.

The specification list contained within these particulars underlines the quality and specification of this small, select, private development.

Discovery Homes are a highly regarded developer with a long history of successful new build developments within the city. Their ethos is to build, innovative, high quality, yet affordable family homes of lasting style and comfort.

## **BUILDING FOR THE FUTURE**

The world we live in is changing and so is the way we build your home. All our homes are designed with the environment in mind, giving you an energy efficient home that is warm and relaxing, yet cleaner and less expensive to run.

Because life is different now....

- Higher quality engineered and built in a controlled factory environment using the finest materials.
- Faster build, wind and watertight within as little as 2 days
- Eco living, use of sustainable materials, high levels of thermal and sound insulation plus air-tightness.

Discovery Homes; different but better. Today potential homeowners pay increasing attention to quality and the beauty we build is more than skin deep, every detail is crafted to ensure your total satisfaction.

[www.discoveryhomesltd.co.uk](http://www.discoveryhomesltd.co.uk)



# SPECIFICATION

## N.H.B.C. 10 YEAR WARRANTY

**KITCHEN:** Choice of fully fitted PORCELANOSA kitchens featuring Duropal worktop with 100mm upstands. Integrated appliances include eye-level oven, induction hob, stainless steel extractor hood, fridge freezer, dishwasher and inset bowl sink. Washing machine will be integrated or located within the utility room.

**UTILITY ROOM (where applicable):**  
Choice of fully fitted PORCELANOSA units.

**BATHROOM:** Quality PORCELANOSA suite featuring wall mounted basin, wall mounted WC with concealed cistern, soft close toilet seat, thermostatic shower over bath and white heated towel rail. Choice of PORELANOSA wall and floor tiles.

**EN-SUITE (where applicable):** Quality white PORCELANOSA sanitary ware throughout including wall mounted basin, Wall mounted WC with concealed cistern, soft close toilet seat, walk in shower with thermostatic shower. White heated towel rail. Choice of PORCELENOSA wall and floor tiles.

**CLOAKROOM:** Quality PORCELANOSA white wall mounted basin, wall mounted WC with concealed cistern, soft close toilet seat and white heated towel rail (where applicable). Choice of PORCELANOSA wall tiles. Floor tiles optional.

**BEDROOMS:** Fitted wardrobes with mirror soft close doors. Swedish Elfa Shelving.

**INTERNAL DOORS:** High quality German doors with attractive contemporary chrome handles. Frosted glass door to the En-Suite.

**WINDOWS AND DOORS:** Double glazed pre-finished UPVC windows and doors. Composite pre-finished front door.

**ELECTRICAL:** White sockets and switches throughout, razor/toothbrush socket in bathroom and en-suite. TV point to all bedrooms and lounge. U.S.B. sockets to bedrooms and lounge. Sky wiring to lounge. B.T. points to lounge and master bedroom. Hard wired smoke detector.

**INTERNAL FINISH and DECORATION:** Walls and ceilings finished in white emulsion, all woodwork pre-finished in white.

**ENERGY PERFORMANCE CERTIFIED:** ensuring all reduced energy bills are achieved.

**HEATING:** Air source Heat Pump.

**GARDENS:** Rear gardens turfed, rotary clothes dryer and high screen fence to the boundary. All with gate for added privacy and security.

**ATTIC:** Large fully floored attic space for storage with Loft ladder, smoke alarm and light.

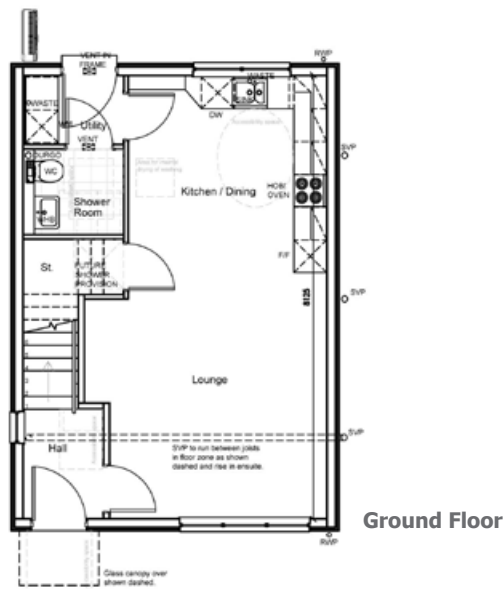
Please note the above specification is subject to change depending on build timescale.



# PLANS

## House Type A

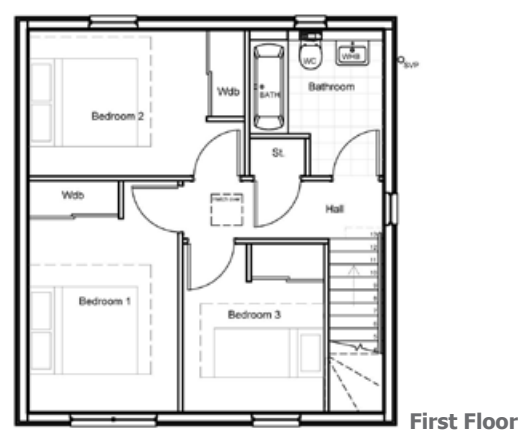
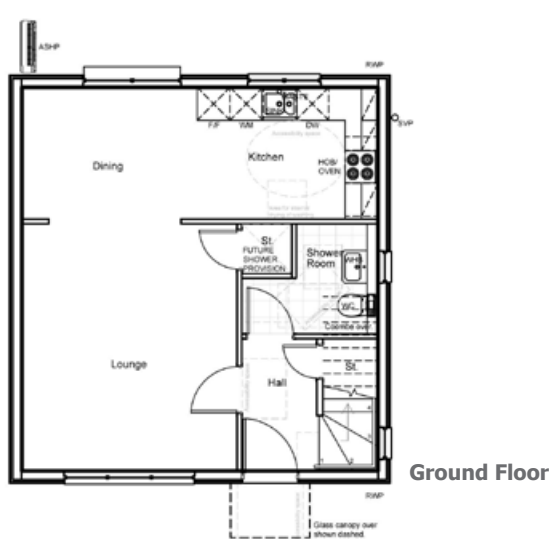
Detached and Semi Detached examples available



Room	Sizes(m)	Area
Dining/Kitchen	3.6 x 4.1m	14.76 m <sup>2</sup>
Lounge	4.2 x 4.4m	18.48 m <sup>2</sup>
Utility	2.0 x 1.2m	2.4 m <sup>2</sup>
WC	1.8 x 1.6m	2.88 m <sup>2</sup>
Bedroom 1	3.8 x 2.8m	10.64 m <sup>2</sup>
Ensuite	1.7 x 2.1m	3.57 m <sup>2</sup>
Bedroom 2	2.9 x 3.0 m	8.7 m <sup>2</sup>
Bedroom 3	2.9 x 2.5m	7.25 m <sup>2</sup>
Bathroom	1.9 x 2.25m	4.27 m <sup>2</sup>

## House Type B

Detached examples available



Room	Sizes(m)	Area
Dining/Kitchen	6.5 x 2.4m	15.6 m <sup>2</sup>
Lounge	4.0 x 4.5m	18 m <sup>2</sup>
WC	2.5 x 2.0m	5 m <sup>2</sup>
Bedroom 1	4.2 x 2.7m	11.34 m <sup>2</sup>
Bedroom 2	4.0 x 2.7m	10.8 m <sup>2</sup>
Bedroom 3	3.1 x 2.6m	8.06 m <sup>2</sup>
Bathroom	2.45 x 2.7m	6.61 m <sup>2</sup>

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# LOCATION



Interested parties are invited to register interest with selling agents **Thorntons Property Services, 33 Yeaman Shore, Dundee DD1 4BJ.**

Telephone: 01382 200099 or email [newhomes@thorntons-law.co.uk](mailto:newhomes@thorntons-law.co.uk) to ensure you receive the most up-to-date advice on the development as information becomes available.

**[thorntons-property.co.uk](http://thorntons-property.co.uk)**

Thorntons Property Services is a trading name of Thorntons Law LLP.