

VALLEYRIDGE
RADSTOCK



Valley Ridge is an exciting new development in a fantastic location. This development features a range of different homes styles suitable for first time buyers up to larger families, there is something for everyone.

Each home is beautifully finished throughout with fully fitted kitchens with integrated appliances and modern, stylish bathrooms and en-suites.

For added peace of mind a security intruder alarm and front and rear external lantern lights are also included.

These superb new homes are located within walking distance of many local amenities and schools in the suburb of Westfield.

Westfield is situated between the towns of Midsomer Norton and Radstock - both former mining and railway towns - and is approximately 10 miles from Bath and 16 miles from Bristol.

Although Radstock and Midsomer Norton are small towns, they are expanding communities with many independant retailers. offering a wide range of food, grocery and service outlets.

Radstock has been described as the best preserved former mining town in the country and with it's excellent mining museum it attracts numerous leisure visitors to the town.

LIVING IN NORTON- RADSTOCK





VALLEYRIDGE

An exciting new development of 1, 2, 3, 4 and 5 bedroom homes in a fantastic location



Specification

Windows and doors

Windows are cottage style in a white UPVC finish. Front doors are Oak grain GRP with a 5 point security locking system. Patio or French doors are white UPVC.

Floor, wall and ceiling finishes

The floor construction is made up of concrete beams and concrete block infill, with a radon barrier and 80mm of Celotex sound slab laid on top, with a floor finish of 22mm resistant chipboard. All walls and ceilings will be finished with a flat plaster finish.

External treatments

The External finishes are either a cottage style reconstructed stone or a light brown brick with red brick dressings around windows and doors that matches with the local context. The roof tiles are Breckland Brown coloured double roman. Some plots feature balconies with structural glass balustrades.

Security

Each home of this development is fitted with a burglar alarm system with a keypad close to the entrance door. Smoke and heat detectors are fitted to hallways, landings and the kitchen respectively.

Heating and insulation

Each home is fitted with a gas boiler and a wet radiator heating system. All radiators in bedrooms and reception rooms have thermostatic value controls to create the desired temperature in all areas of the home. The Timber frame and stud partitions are filled with insulation quilt and the roof is also lined with insulation quilt to create a warm well insulated Home.

Electrics

External lighting to the front & rear is provided by lantern style lights operated by switch or heat sensor. There are numerous double sockets to all reception rooms & bedrooms. TV points are provided to all reception rooms & bedrooms. The homes are wired for satellite TV. Shaver points are fitted to all bathrooms and En-Suites.

Kitchens, bathrooms and en-suites

The kitchens in these new homes are designed to incorporate the latest in kitchen design and innovation. All kitchens come complete with integrated appliances including, oven, hob, extractor, fridge freezer, washer dryer, dishwasher & microwave. The Bathrooms and En-Suites in this attractive development, all feature an exclusive range of fitted base and wall cupboards, in range of colours and styles and a modern range of sanitary ware and taps and fittings.

Parking and gardens

Each of these stylish homes has vehicular and pedestrian access with a brick paved parking space/s. Some also have garages. All the gardens are turfed grass and all rear gardens have Rivan slabbed patios and a range of attractive shrubs to the front garden areas.

Decorations

Walls in these homes are finished in magnolia emulsion with ceilings in white matt emulsion. All internal woodwork is finished with white gloss.

Extra works

It may be possible to include "extras" to your new property, subject to the stage of construction at the time of reservation. All extras must be paid for in advance of works being carried out.

PLEASE NOTE:
There may be some minor differences between this brochure and actual plots. For information on floor plans, finishes, fixtures and fittings for individual plots please speak to a sales advisor.

Local Amenities

Schools

Westfield Primary - 01761 413662
St Benedicts Catholic Primary - 01761 418594
St Nicholas C Of E Primary - 01761 432101
Norton Hill Secondary - 01761 412557
Somervale Secondary - 01761 414276
Writhlington Secondary - 01761 433581

Places of Worship

Westfield Methodist Church
27 Wesley Rd, Radstock

College

Bath College - 01761 433161

Library

Midsomer Norton Library & Information Service
01225 394041

Police

Avon & Somerset Police - 101

Doctor

Westfield Surgery
51 Waterford Park, Radstock - 01761 436333

Post Office

122b High St, Midsomer Norton
01761 413211

Dentist

Wells Hill Dental Surgery
3 Wells Rd, Radstock - 01761 436279

Local Authority

Bath and North East Somerset Council
01225 477000

Electricity

British Gas
0333 202 9802

Gas

British Gas
0333 202 9802

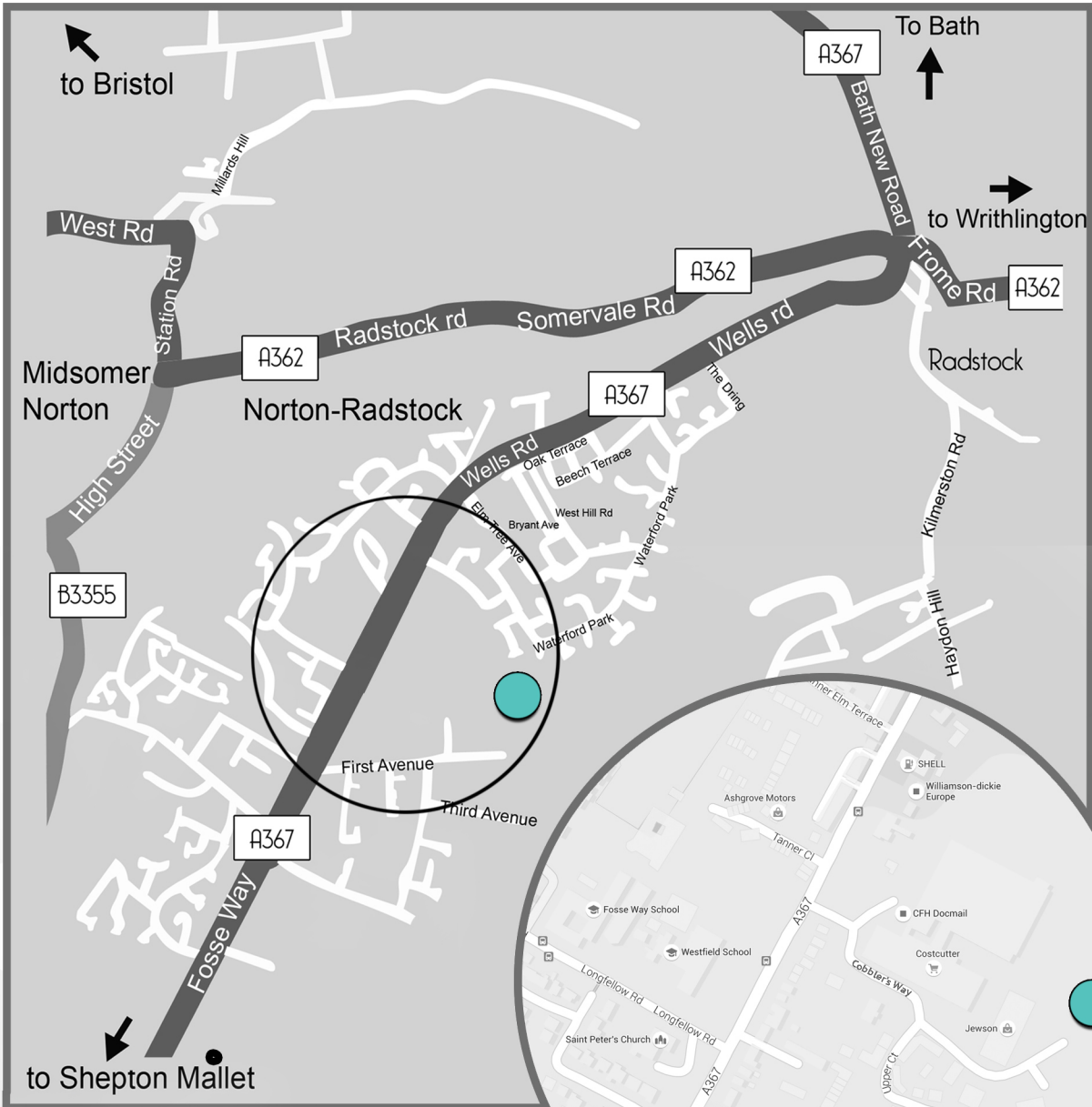
Water

Bristol Water
0345 600 3600

Telephone

BT
0800 800150

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