

THE PADDOCKS

PRIORSLEE TELFORD



LIONCOURT
HOMES

WELCOME TO THE PADDOCKS

Gatcombe Way, Priorslee, Telford, Shropshire, TF2 9GZ

Located next to Gatcombe Way Village Green and just a few minutes walk from Redhill Primary Academy, The Paddocks offers a choice of 2, 3 & 4 bedroom homes in a range of thirteen delightful designs.

The generous specification means that many items that often come as 'optional extras' are included as standard and are covered by a Lioncourt Homes two-year warranty. Your new home is also covered by an NHBC 10-year warranty, assuring you complete peace of mind. Lioncourt Homes pride themselves on their commitment to quality of workmanship, quality of service and customer satisfaction and are consistently and independently recognised as a 5-star home builder by the House Builder's Federation.

A wide range of excellent local facilities and easy access to the road and rail networks make Priorslee an understandably a sought after suburb of Telford.





Street scene illustration of The Paddocks

EDUCATION

Telford is at the top of the league when it comes to education. The Redhill Primary Academy, which was rated "Good" in its last Ofsted report is just a few minutes walk away. The Paddocks is also very close to the Holy Trinity Academy, also rated "Good" by Ofsted. The Priorslee Academy is also nearby. The Thomas Telford School, which has been described by Ofsted as a 'remarkable school' and a 'beacon of excellence' is just over three miles from The Paddocks. Also nearby is the local campus of the University of Wolverhampton.

SHOPPING

For your everyday needs, the Priorslee Place Co-Op, which is next to the local pharmacy, is just a few minutes drive away. Telford Town Centre and its extensive choice of shops and facilities is also within easy reach. If you'd like a more leisurely day out shopping, the beautiful medieval market town of Shrewsbury is the place for you. The historic centre is a shopper's heaven packed with designer shops, smart new malls and an amazing range of independent retailers.

LEISURE FACILITIES

When its time to relax, The Paddocks is perfectly placed to take advantage of a huge range of facilities. Telford Town Centre offers two cinema complexes and a wide range of eateries. The 450 acre Telford Town Park is the ideal destination for a relaxing family day out. There are safe play areas for youngsters of all ages, nature trails, sites of special scientific interest, sports pitches, a lakeside amphitheatre and several beautiful gardens and, of course, the QE11 arena. For those wanting something a bit more challenging, there is the nearby Telford Sailing Club at Priorslee Lake or the Telford Snowboard and Ski Centre. Whatever you are looking for, from an Amphitheater to a Zoo, you are sure to find it near to The Paddocks.

TOURISM

It might seem strange to talk about tourism at home, as its usually something we all associate with holidays, but with the birthplace of the industrial revolution just down the road in Ironbridge and the birthplace of Charles Darwin just a little further away in Shrewsbury, Priorslee is surrounded by fascinating places to visit - if you can tear yourself away from your new home at The Paddocks that is!



THE PADDOCKS

LOCAL AMENITIES



By foot

Gatcombe Village Green



1 minute

Priorslee Medical Centre



2 minutes

Redhill Primary Academy



4 minutes

Farm Shop & Garden Centre



8 minutes



By car

M54 Motorway



2.4 miles

Telford Town Centre



3 miles

Wolverhampton



15 miles

Shrewsbury



18 miles

Birmingham



30 miles



By rail

Wolverhampton



18 minutes

Shrewsbury



20 minutes

Birmingham New Street



40 minutes

Birmingham International



55 minutes

London



2 hours 20 minutes

Times are approximate and sourced from National Rail and Google Maps.



Telford and surrounding area photography

SPECIFICATION

KITCHEN
Symphony fitted kitchen with soft close hinges/drawers
Worktop upstand with stainless steel splashback behind hob
Bosch stainless steel oven. 4 burner gas hob
60cm chimney extractor hood
60cm space for fridge/freezer
60cm space with plumbing for washing machine (where house has no utility)
Removable kitchen unit with plumbing for dishwasher
Stainless steel 1.5 bowl sink with Aquaflo chrome mixer tap
UTILITY (where applicable)
Symphony fitted units with soft close hinges
Worktop upstands
60cm space with plumbing for washing machine
60cm space for tumble dryer (where available)
Stainless steel single bowl sink with mixer tap
BATHROOM
Ideal Standard Tempo basin with semi pedestal
Ideal Standard bath with chrome Tempo monobloc tap
Ideal Standard Tesi WC
Tiled splash back to basin, half height tiling to bath
Shaver socket
EN-SUITE
Ideal Standard Tempo basin with semi pedestal
Ideal Standard Tesi WC
Mira Minimal EV thermostatic shower, Mira Flight shower tray with silver enclosure
Tiled splash back to basin with full height tiling to shower
Shaver socket
CLOAKROOM
Ideal Standard Tempo basin with semi pedestal, with tiled splashback
Ideal Standard Tesi WC

The Acer, Alder, Ash, Hawthorn, Hazel, Laurel, Lime & Willow

ELECTRICAL
White electrical switches and sockets
1 Double USB socket in kitchen above worktop
BT & TV Sockets to lounge and master bedroom
Low energy lighting
Mains door bell
External PIR lighting to front and rear elevations
HEATING
Gas fired zoned central heating with thermostatic control
Digital heating/hot water programmer
Compact radiators with thermostatic control
Provision of electric fused spur for future fire (fire not provided)
WINDOWS & DOORS
White PVCu double glazed windows/french doors (where specified)
Black composite pre-finished front door
Black pre-finished steel garage up & over door (where applicable)
White painted 4 panel internal doors with brushed chrome furniture
White painted softwood staircase
DECORATION
White emulsion to all walls & ceilings & white painted woodwork
SECURITY
Multi point locking system to front/rear doors
Smoke & carbon monoxide detectors to Building Regulation requirements
Through door viewer and door chain
EXTERNAL
Black PVCu gutter and downpipes
Front garden graded and turfed/planted
Rear fencing - 1.8m close boarded fencing where applicable
Grey riven paths and paving as indicated on site layout
Tarmac or block paved access drive/hardstanding as indicated on site layout

Please note: Lioncourt Homes reserve the right to amend the specification where necessary and without notice. For more information on the upgrades available please speak with our Sales Executive.

SPECIFICATION

KITCHEN
Symphony fitted kitchen with soft close hinges/drawers
Worktop upstand with Glass Splashback
Built In Bosch stainless steel single oven & Integrated Microwave
5 burner gas hob with 90cm chimney extractor hood
Hotpoint integrated fridge/freezer
Hotpoint integrated washer/dryer (where house has no utility)
Hotpoint integrated dishwasher
Rangemaster Glendale stainless steel 1.5 bowl sink with Aquavogue chrome mixer
UTILITY (where applicable)
Symphony fitted units with soft close hinges
Worktop upstands
60cm space with plumbing for washing machine
60cm space for tumble dryer (where available)
Rangemaster Leisure Euroline stainless steel single bowl sink with mixer tap
BATHROOM
Ideal Standard Tempo basin with semi pedestal
Ideal Standard bath with chrome Tempo monobloc tap
Ideal Standard Tesi WC
Chrome towel rail
Half height wall tiling to all walls, full height tiling to shower cubicle (where applicable)
Shaver socket
EN-SUITE
Ideal Standard Tempo basin with semi pedestal
Ideal Standard Tesi WC
Mira Minimal EV thermostatic shower, Mira Flight shower tray with silver enclosure
Half height wall tiling to all walls with full height tiling to shower
Shaver socket
CLOAKROOM
Ideal Standard vanity unit with chrome Tempo monobloc tap and tiled splashback
Ideal Standard Tempo WC with soft close seat

The Beech, Birch, Cottonwood, Juniper & Linden

ELECTRICAL
Brushed chrome switches & sockets to kitchen & utility with white to the rest of the house
1 Double USB socket in kitchen above worktop brushed chrome
BT & TV Sockets to lounge and master bedroom
Low energy lighting throughout. LED down lighters to Kitchen, Bathroom, En-suite & WC
Chrome mains door bell
External PIR lighting to front and rear elevations
HEATING
Gas fired zoned central heating with compact radiators with thermostatic control
Digital heating/hot water programmer
Provision of electric fused spur for future fire (fire not provided)
WINDOWS & DOORS
White PVCu double glazed windows/french doors (where specified)
Black composite pre-finished front door
Black pre-finished steel garage up & over door (where applicable)
Oak internal single doors & oak glazed double doors with brushed chrome furniture
White painted softwood staircase with oak handrail and newel posts
DECORATION
White emulsion to all walls & ceilings & white painted woodwork
SECURITY
Multi point locking system to front/rear doors
Smoke & carbon monoxide detectors to Building Regulation requirements
Through door viewer and door chain
EXTERNAL
Cold water outside tap to rear of property
Black PVCu gutter and downpipes
Front garden graded and turfed/planted
Rear fencing - 1.8m close boarded fencing where applicable
Grey riven paths and paving as indicated on site layout
Tarmac or block paved access drive/hardstanding as indicated on site layout



LIONCOURT HOMES

Established in 2006 Lioncourt Homes is a privately-owned company formed with the specific objective of creating beautiful new homes in desirable locations within a caring culture, where the welfare of our customers and our people truly count.

Our quality of workmanship, quality of service and customer satisfaction is endorsed by our customers, 9 out of 10 of which would recommend buying a new Lioncourt home to a friend. The whole team at Lioncourt is focused on these very important factors and everyone strives to provide a personal touch to the purchase of your new home.

Every home has been thoughtfully created to provide impressive and stylish living space, generous storage solutions and aspirational kitchen and bathroom layouts. All properties have the latest building technologies integrated into the design which is part of our drive to provide energy efficient homes and value for money.



Where everyone feels at home



LIONCOURT
HOMES

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