

A SELECT DEVELOPMENT OF JUST 10 PROPERTIES



Manor Farm Mews, Upperthorpe Road, Killamarsh S21 1EQ



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LOCATION

Killamarsh is a thriving South Yorkshire suburb located five miles from Junction 31 of the M1, which provides easy access to the surrounding areas of Sheffield and Rotherham. It is also just two miles from the Vector 31 business park and in equally close proximity to the Rother Valley Country Park.

The village itself comprises a wide range of local amenities including two supermarkets, a pharmacy and post office, along with a choice of pubs. Meanwhile, major high street retailers can be found at the nearby Crystal Peaks and Meadowhall shopping malls.

A good selection of state schools are available in the area, and for those considering the private sector, Mount St Mary's College is situated in nearby Spinkhill and incorporates a Nuffield gym and swimming pool, offering private membership.

Manor Farm Mews is located on Upperthorpe Road on the fringe of the village in a semi-rural position, close to open countryside.



**ONLY 5% DEPOSIT
REQUIRED WITH
HELP TO BUY**

**PART EXCHANGE AND
SALES ASSIST SCHEMES
ALSO AVAILABLE**



HOME

LOCATION

BIRDS EYE VIEW

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BIRDS EYE VIEW



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house
TYPE A
4 bed
detached
house

SEE TYPE A
FLOOR PLANS

See more house types

TYPE A1

TYPE B

TYPE C

TYPE D

TYPE E



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HOME

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BIRDS EYE VIEW

HOUSE TYPES

SPECIFICATION

THE DEVELOPER

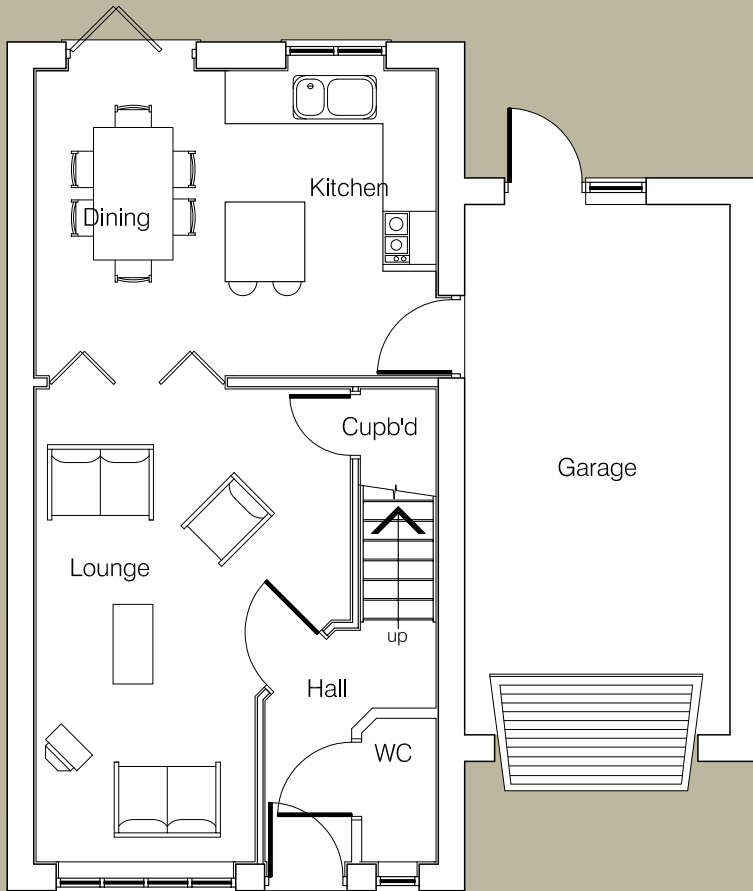
CONTACT



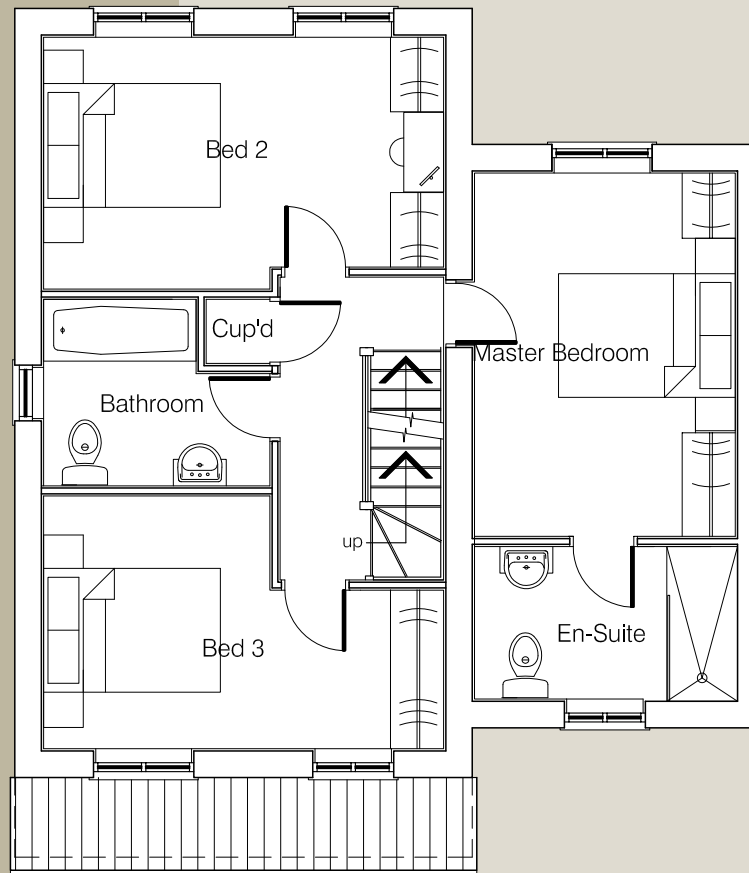
floor plans TYPE A

RETURN TO
HOUSE TYPE A

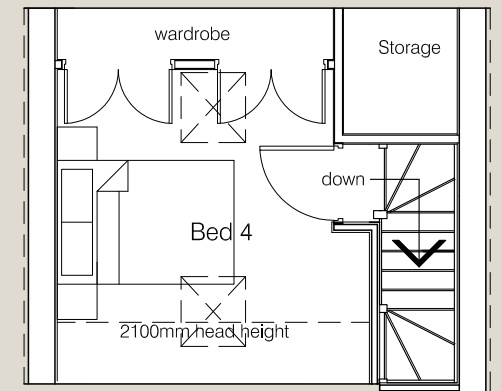
Ground floor	Length (m)	Width (m)
Lounge	5.4	3.55 (max)
Kitchen/Dining	3.45	4.52
WC	1.62	0.84
Hall	2.62	0.98
First floor	Length (m)	Width (m)
Master Bed	4.11	2.95
En-suite	1.73	2.95
Bedroom 2	2.85 (max)	4.52
Bedroom 3	2.86 (max)	4.52
House Bathroom	2.11 (max)	2.56 (max)
Second floor	Length (m)	Width (m)
Bedroom 4	3.55 (min)	3.53



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN





house
TYPE A1
4 bed
detached
house

SEE TYPE A1
FLOOR PLANS

See more house types

TYPE A

TYPE B

TYPE C

TYPE D

TYPE E



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LOCATION

BIRDS EYE VIEW

HOUSE TYPES

SPECIFICATION

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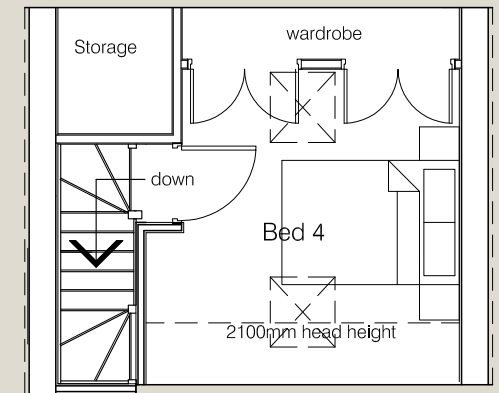
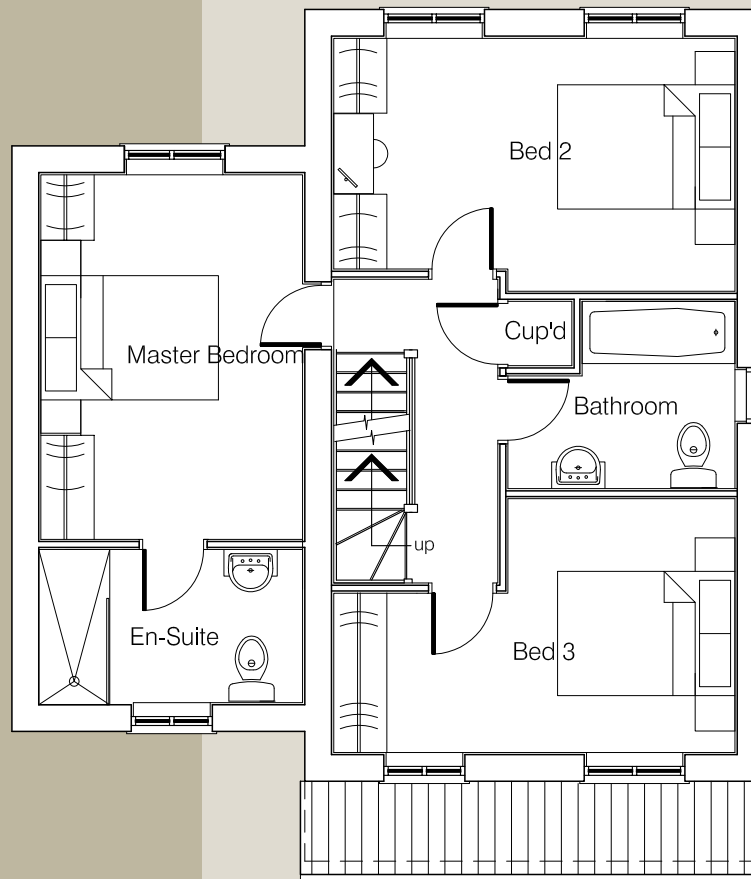
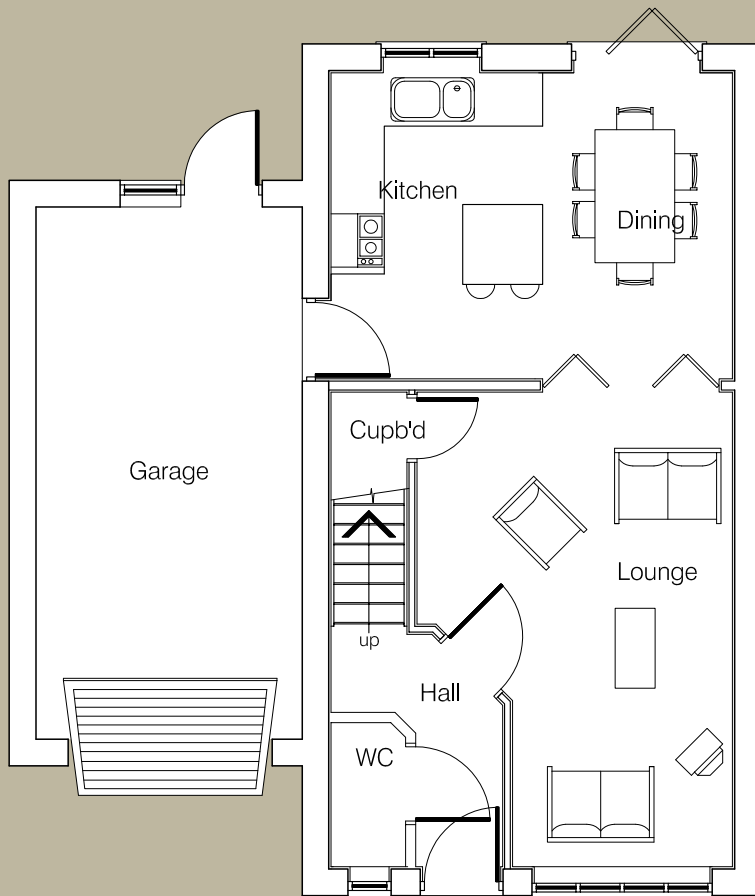
CONTACT



floor plans TYPE A1

RETURN TO
HOUSE TYPE A1

Ground floor	Length (m)	Width (m)
Lounge	5.4	3.55 (max)
Kitchen/Dining	3.45	4.52
WC	1.62	0.84
Hall	2.62	0.98
First floor	Length (m)	Width (m)
Master Bed	4.11	2.95
En-suite	1.73	2.95
Bedroom 2	2.85 (max)	4.52
Bedroom 3	2.86 (max)	4.52
House Bathroom	2.11 (max)	2.56 (max)
Second floor	Length (m)	Width (m)
Bedroom 4	3.55 (min)	3.53



SECOND FLOOR PLAN

GROUND FLOOR PLAN

FIRST FLOOR PLAN





house
TYPE B
4 bed
detached
house

SEE TYPE B
FLOOR PLANS

See more house types

TYPE A

TYPE A1

TYPE C

TYPE D

TYPE E



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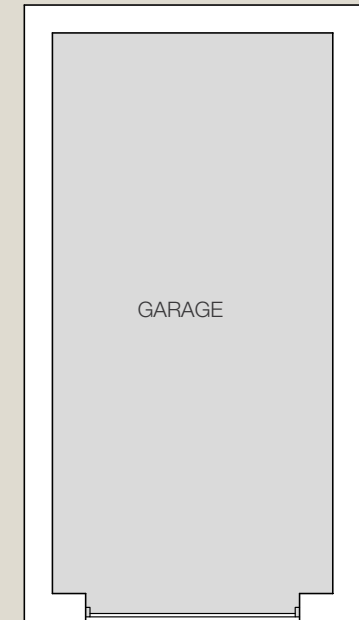
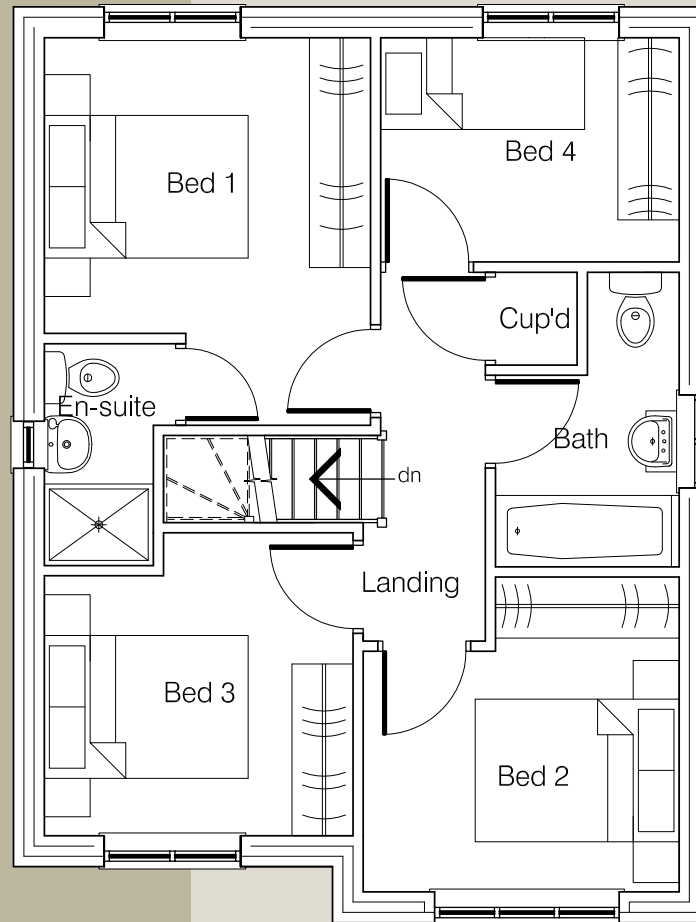
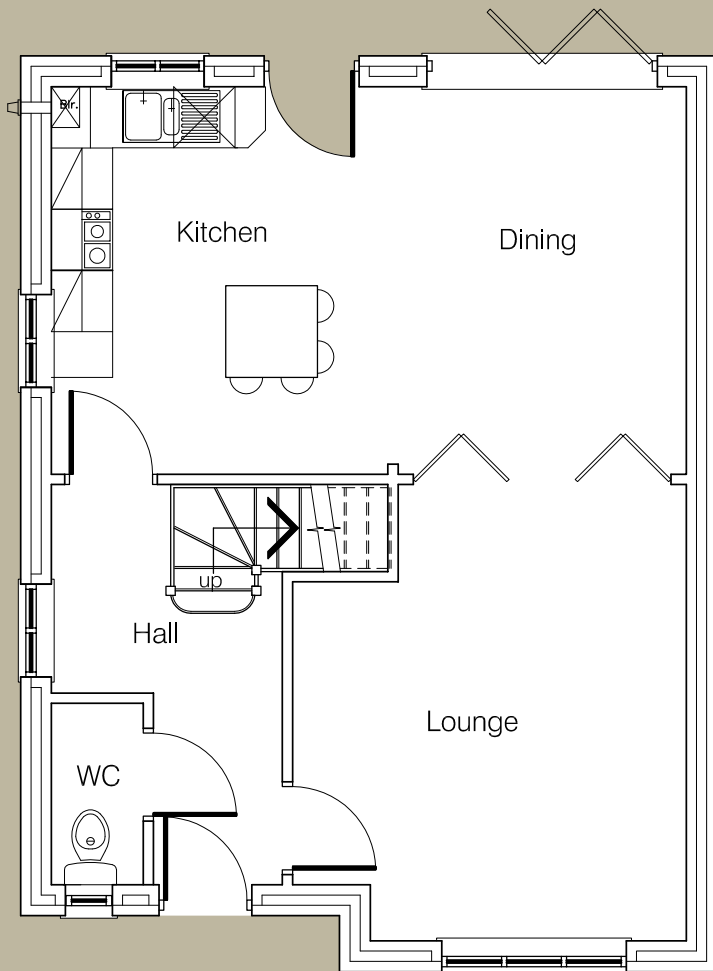
CONTACT



floor plans TYPE B

RETURN TO
HOUSE TYPE B

Ground floor	Length (m)	Width (m)
Lounge	4.47 (max)	3.86 (max)
Kitchen/Dining	3.8	6.23
WC	1.78	0.9
Hall	3.93	2.26 (max)
First floor	Length (m)	Width (m)
Bedroom 1	3.8 (max)	3.2
En-suite	2.18	1.28 (max)
Bedroom 2	3.1 (max)	3.1 (max)
Bedroom 3	2.97 (max)	3.03 (max)
Bedroom 4	2.2	2.96
House Bathroom	2.89 (max)	1.8 (max)



Garage, separate to property

GROUND FLOOR PLAN

FIRST FLOOR PLAN





house
TYPE C
2 bed
cottages

SEE TYPE C
FLOOR PLANS

See more house types

TYPE A

TYPE A1

TYPE B

TYPE D

TYPE E



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HOME

LOCATION

BIRDS EYE VIEW

HOUSE TYPES

SPECIFICATION

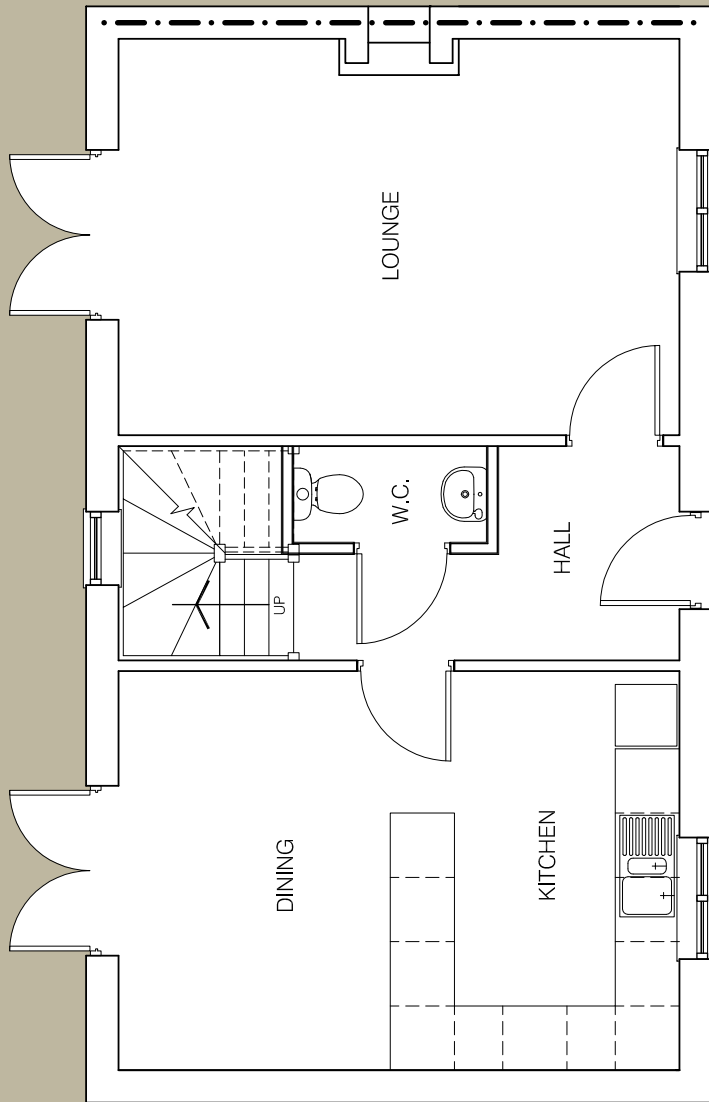
THE DEVELOPER

CONTACT

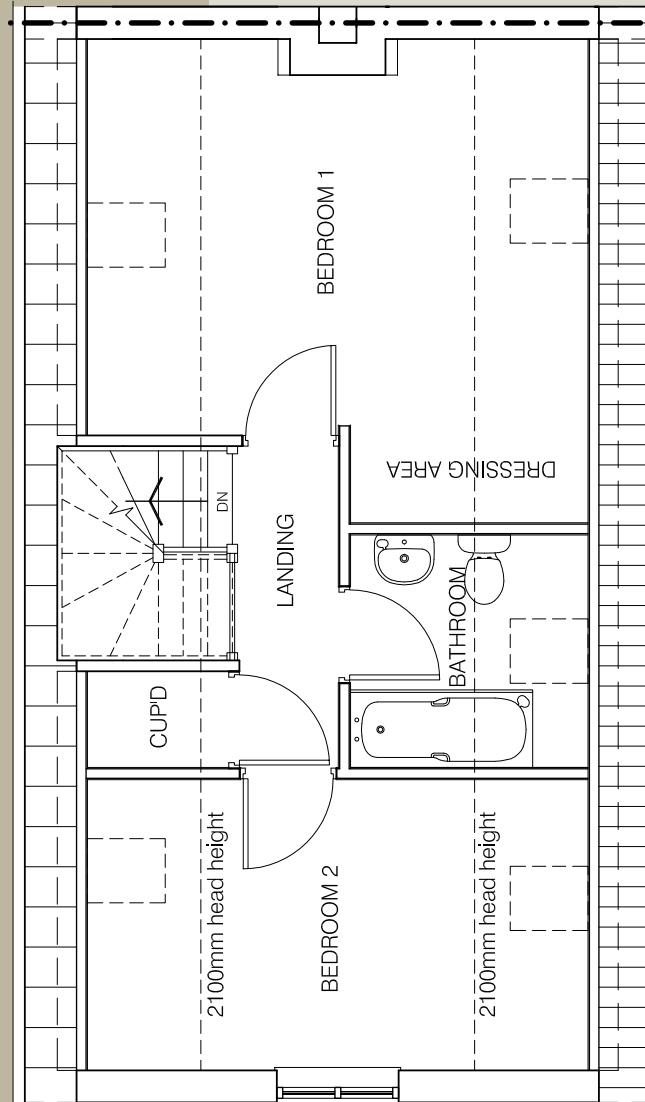


floor plans TYPE C

RETURN TO
HOUSE TYPE C

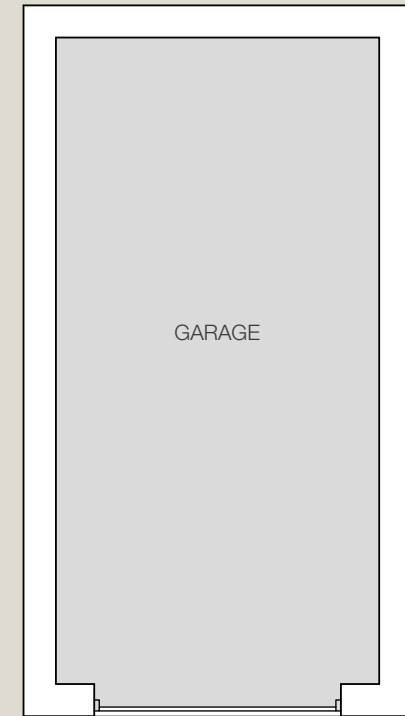


GROUND FLOOR PLAN



FIRST FLOOR PLAN

Ground floor	Length (m)	Width (m)
Lounge	5.24	3.7
Kitchen/Dining	5.24	3.75
WC	1.8	0.9
Hall	3.55 (max)	2.0 (max)
First floor	Length (m)	Width (m)
Bedroom 1	4.67	4.51 (max)
Bedroom 2	4.67	2.71 (max)
Bathroom	2.22	2.17



Garage, separate to property





house
TYPE D
2 bed
apartment

SEE TYPE D
FLOOR PLANS

See more house types

TYPE A

TYPE A1

TYPE B

TYPE C

TYPE E



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HOME

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BIRDS EYE VIEW

HOUSE TYPES

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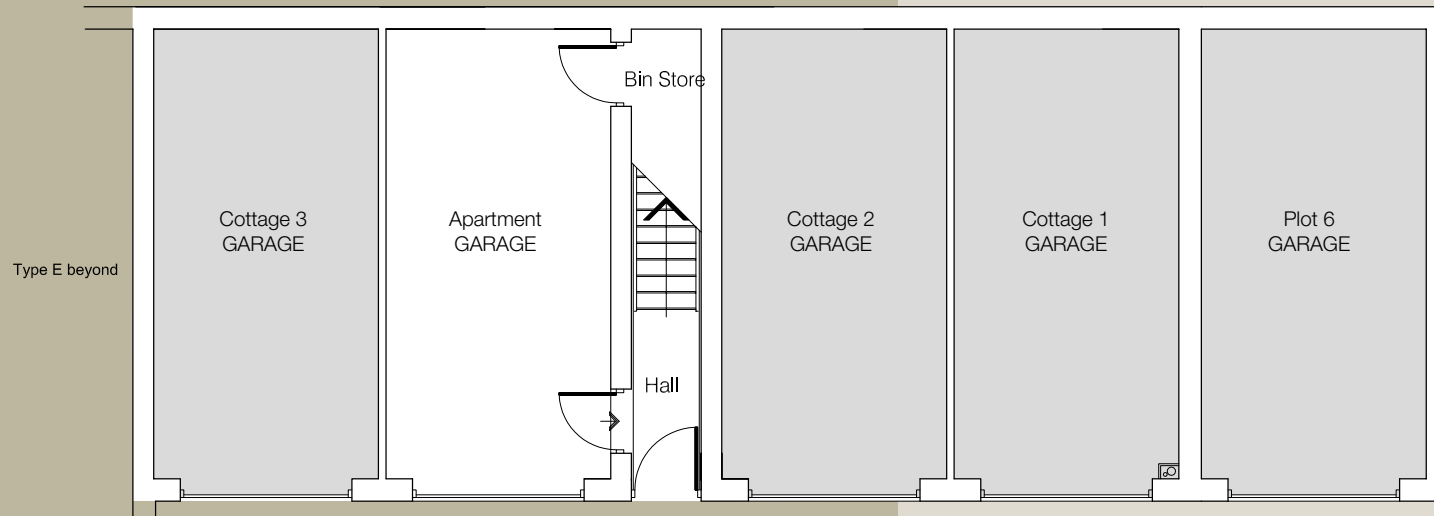
CONTACT



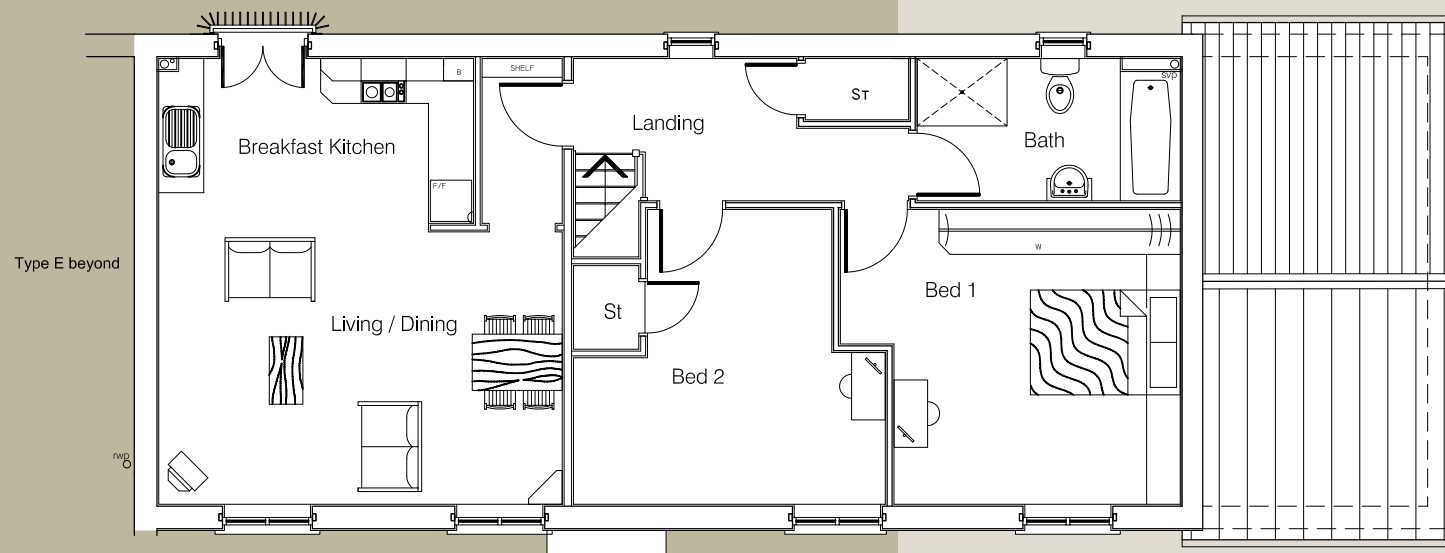
floor plans TYPE D

RETURN TO
HOUSE TYPE D

	Length (m)	Width (m)
Living /Dining/ Kitchen	5.95	5.34
Bedroom 1	3.94 (max)	4.49 (max)
Bedroom 2	3.94 (max)	4.16 (max)
Hall/Landing	1.9	4.47
Bathroom	1.9	3.51



GROUND FLOOR PLAN



FIRST FLOOR PLAN





house
TYPE E
2 bed
semi
detached
house

SEE TYPE E
FLOOR PLANS

See more house types

TYPE A

TYPE A1

TYPE B

TYPE C

TYPE D



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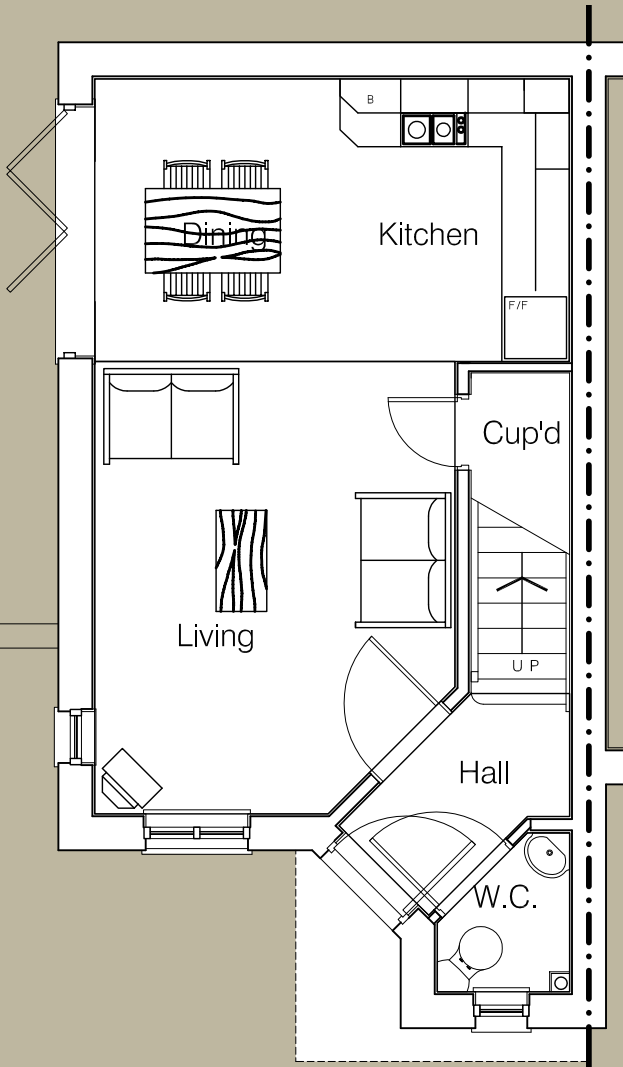
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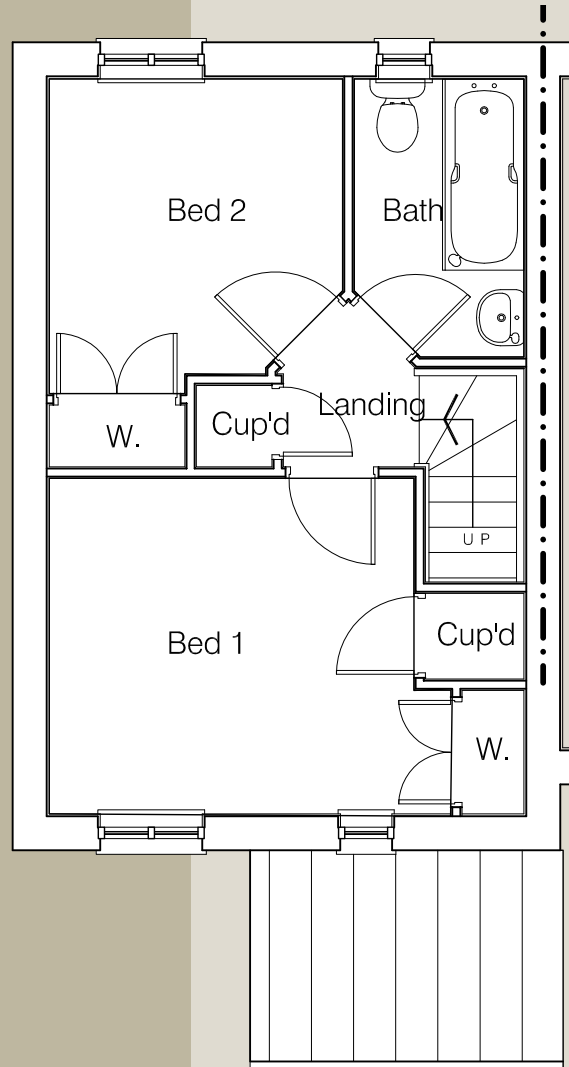
floor plans TYPE E

RETURN TO
HOUSE TYPE E

Ground floor	Length (m)	Width (m)
Lounge	4.03 (max)	3.2 (max)
Kitchen/Dining	2.54	4.22
WC	1.37 (max)	1.18 (max)
Hall	2.15	1.12
First floor	Length (m)	Width (m)
Bedroom 1	2.99	3.58 (max)
Bedroom 2	2.8 (max)	2.61 (max)
Bathroom	2.47 (max)	1.51 (max)



GROUND FLOOR PLAN



FIRST FLOOR PLAN





SPECIFICATION

STRUCTURE

- Pre-fabricated fully insulated timber frame structure with external brick, stone, decorative colour monocouche render to individual plots

WINDOWS, FRENCH DOORS AND BI-FOLD DOORS

- Grey/cream PVCu windows
- Aluminium coloured bi-fold doors

EXTERNAL FRONT DOOR

- Coloured composite front door
- Door furniture to be chrome finish
- Multi point lock
- Letter plate to be chrome finish

INTERNAL FINISH

- Plastered walls to be painted endurance matt with satin finish to all woodwork
- Ceilings to have endurance matt finish
- Six panel white internal doors with chrome door furniture

CENTRAL HEATING

- Gas central heating to radiators from pressurised water system

KITCHEN

- Fully fitted units
- Integrated double oven
- Stainless steel hob with extractor, hood and splash back
- Appliances to include; dishwasher, fridge/freezer, and washing machine
- Worktop upstand
- Recessed lighting with brushed chrome fittings

TILING

- Cloakroom- Splash back above hand basin
- Bathroom- Fully tiled over bath
- Splash back above hand basin
- En-suite- Fully tiled shower enclosure
- Splash back above hand basin

SANITARYWARE

- Cloakroom- Hand basin and WC in white with complimentary brassware
- Bathroom- Hand basin, bath and WC in white with complimentary brassware
- En-suite- Hand basin and WC in white with complementary brassware
- Shower with enclosure

SECURITY

- * External lights to front and rear

GARDENS, DRIVEWAYS AND PARKING SPACES

- Driveways and parking spaces to have tarmac finish
- Front gardens to be turfed or planted where applicable
- Rear gardens to be turfed
- Boundary wall
- Separate landscaping plan to be confirmed

SERVICES

- Mains gas, electricity, water and drainage
- Telephone connection point to lounge and bedroom 1 but customer to be responsible for connection charges
- Media point in lounge
- TV and satellite point in lounge, kitchen/dining and all bedrooms with SKY control in each of these rooms
- Satellite and TV aerial installed

WARRANTY

- Premier Guarantee for New Homes

CHOICES/ EXTRAS

- Choices and certain extras are available subject to the build stage of each property

IMPORTANT NOTICE * These particulars are for guidance only and do not in any way form part of a warranty or guarantee. We reserve the right to make alterations to the specification and elevational treatments without prior notice.



Pictures show previous Meridien Homes developments.

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THE DEVELOPER



Meridien Homes is a new breed of developer, driven by the quality of product it produces and not the quantity.

Every single property benefits from meticulous attention to detail in both construction and specification, while respect for the local environment is a key feature of their build philosophy.

Furthermore, Meridien Homes is acutely aware of the need to minimise general running costs for home owners which is why all properties are energy efficient and constructed to meet the exacting demands of the Code for Sustainable Homes. This aims to reduce carbon emissions and promote higher standards of sustainable design.

For more information visit
www.meridienhomes.co.uk

“building sustainable homes for the future.... today”



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Manor Farm Mews, Upperthorpe Road, Killamarsh S21 1EQ



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MANOR FARM MEWS

THE PROPERTY MISDESCRIPTION ACT 1991

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