



*Sustainable quality
developments*

A middle-aged couple with grey and blonde hair are smiling and looking at a tablet together. The man is wearing a white shirt and blue jeans, and the woman is wearing a white top and blue jeans. They are sitting outdoors, with a blurred background of greenery and a white structure.

Luxurious new Conlon Living home

With every detail carefully crafted and constructed in modern, contemporary designs with a fresh feel throughout. Space has been maximised to ensure the very best in family living, every property is fitted with high-specification, quality fixtures and fittings.

As a multi-award winning company, we have built up an enviable reputation over 55 years and are regarded as one of the leading construction companies in the North.

WELCOME TO

Boars Head Place

Conlon
LIVING



Shakespeare

Boars Head Place

Plot 1



Ground Floor

Lounge	3.7m x 6.0m	12'1" x 19'6"
Kitchen/Dining/Family Room	8.9m x 5.9m max	29'2" x 19'4" max
Utility	1.8m x 3.5m	5'9" x 11'5"
WC	1.6m x 2.5m	5'3" x 8'2"
Garage	6.0m x 5.8m	19'8" x 19'0"



First Floor

Master Bedroom	4.2m x 3.9m	13'8" x 12'9"
En-Suite 1	3.6m x 1.8m	11'8" x 5'11"
Bedroom 2	4.4m x 2.9m	14'5" x 9'6"
En-Suite 2	1.9m x 2.6m max	6'3" x 8'6" max
Bedroom 3	3.4m x 3.4m	11'2" x 11'2"
Bedroom 4	4.6m x 2.9m	15'1" x 9'6"
Bathroom	3.4m max x 1.8m	11'2" max x 5'9"

**Ground Floor**

Lounge	4.5m x 5.2m	14'8" x 17'0"
Kitchen/Dining/Family Room	11.2m x 4.0m	36'8" x 13'1"
Snug/Study	3.1m x 3.1m	10'2" x 10'2"
Utility	1.7m x 1.9m	5'6" x 6'2"
WC	1.2m x 1.9m	3'11" x 6'2"

**First Floor**

Master Bedroom	3.3m x 4.1m	10'9" x 13'5"
En-Suite 1	2.0m x 2.6m	6'6" x 8'6"
Bedroom 2	6.3m x 3.3m	20'7" x 10'9"
En-Suite 2	2.5m x 1.7m	8'2" x 5'6"
Bedroom 3	4.9m x 3.2m	16'0" x 10'5"
Bedroom 4	3.1m x 3.2m	10'2" x 10'5"
Bathroom	3.1m x 1.8m	10'2" x 5'10"



Ground Floor

Lounge	5.4m x 4.6m	17'8" x 15'1"
Kitchen/Dining/Family Room	14.2m x 6.3m	46'6" x 20'7"
Utility/Boot Room	3.4m x 4.2m	11'1" x 13'7"
WC	1.8m x 2.1m	5'10" x 6'9"
Garage	6.1m x 6.3m	20'0" x 20'7"



First Floor

Master Bedroom	5.5m x 3.8m	18'0" x 12'5"
En-Suite 1	4.3m x 1.5m	14'1" x 4'9"
Bedroom 2	4.5m x 4.8m	14'8" x 15'8"
En-Suite 2	2.4m x 1.8m	7'9" x 5'9"
Bedroom 3	4.1m x 6.3m max	13'5" x 20'7" max
Bedroom 4	3.9m x 4.0m	12'8" x 13'1"



Ground Floor

Lounge	5.0m x 3.5m	16'4" x 11'5"
Kitchen/Dining/Family Room	9.7m x 4.5m	31'9" x 14'8"
Utility	4.6m x 1.7m	15'1" x 5'6"
WC	2.8m x 1.3m	9'2" x 4'3"
Snug/Study	2.8m x 4.0m	9'2" x 13'1"
Garage	5.8m x 6.0m	19'0" x 19'7"



First Floor

Master Bedroom	3.9m x 6.0m	12'9" x 19'7"
En-Suite 1	2.8m x 1.7m	9'2" x 5'6"
Bedroom 2	2.8m x 3.6m	9'2" x 11'9"
En-Suite 2	2.8m x 1.7m	9'2" x 5'6"
Bedroom 3	3.7m x 3.3m max	12'1" x 10'9" max
Bedroom 4	3.6m x 3.5m	11'9" x 11'5"
Bathroom	2.5m x 2.9m	8'2" x 9'6"



Ground Floor

Lounge	5.6m x 5.5m	18'4" x 18'0"
Kitchen/Dining Room	3.3m x 5.5m	10'9" x 18'0"
WC	1.1m x 1.9m	3'3" x 6'2"



First Floor

Master Bedroom	3.4m x 4.1m	11'2" x 13'5"
En-Suite 1	2.0m x 2.4m	6'6" x 7'10"
Bedroom 2	2.7m x 5.1m	8'9" x 16'8"
Bedroom 3	2.7m x 4.1m max	8'5" x 13'5" max
Bathroom	3.4m x 1.9m	11'2" x 6'3"



Ground Floor

Lounge	5.5m x 5.2m	18'0" x 17'1"
Kitchen/Dining Room	5.5m x 3.4m	18'0" x 11'2"
WC	1.8m x 1.0m	5'9" x 3'3"



First Floor

Master Bedroom	5.5m max x 3.5m max	18'0" max x 11'5" max
En-Suite 1	2.5m x 1.4m	8'2" x 4'6"
Bedroom 2	2.8m x 5.2m	9'2" x 17'1"
Bedroom 3	2.6m x 4.2m	8'5" x 13'8"
Bathroom	2.8m x 2.4m	9'2" x 7'9"

Boars Head Place Specification Plots 1-5

Kitchens

- Professionally designed, fitted kitchens with soft close drawers and doors with a choice from a range of colours and styles
- Choice of quartz worktop
- 1.5 bowl sink with contemporary mixer tap
- 4 ring induction hob / 5 ring gas burner
- Integrated stainless steel double oven / combi microwave oven
- Integrated fridge and freezer
- Integrated dishwasher
- Stainless steel canopy extractor hood
- Under cabinet lighting
- Chrome LED downlights to kitchen area
- Glass splashback to hob where applicable
- Extensive choice of Camaro floor coverings to kitchen / dining / family room

Utility Room

- Space and plumbing for freestanding washing machine
- Space and plumbing for tumble dryer
- Stainless steel single bowl sink with mixer tap
- Choice of laminate worktop
- Chrome LED spotlights
- Choice from collection of Camaro floor coverings

Family Bathroom

- Contemporary white Villeroy & Boch suite
- Soft close toilet seat
- Stylish contemporary Hansgrohe mixer taps to bath and basin
- Vanity unit to basins
- Hansgrohe shower over bath
- Chrome heated towel radiator
- Chrome LED downlights
- Mirror with light and shaver socket
- Chrome toilet roll holder
- Choice of Porcelanosa wall tiles and Camaro floor covering
- Full height Porcelanosa wall tiling to all walls

En-suites

- Contemporary white Villeroy & Boch suite
- Soft close toilet seat
- Stylish contemporary Hansgrohe mixer taps to basins
- Vanity unit to basins
- Walk-in-shower where shown
- Chrome heated towel radiator
- Chrome LED downlights
- Mirror with light and shaver socket

- Chrome toilet roll holder
- Choice of Porcelanosa wall tiles and Camaro floor covering
- Full height Porcelanosa wall tiling to all walls

Downstairs WC

- Contemporary white Villeroy & Boch suite
- Soft close toilet seat
- Mirror
- Chrome toilet roll holder
- Stylish chrome Hansgrohe mixer taps to hand basin
- Choice of Porcelanosa wall tiles
- Half height Porcelanosa wall tiles where shown

Internal Features

- Oak Veneer doors
- Oak handrails to staircase
- Glass balustrade with chrome fittings to staircase
- Chrome switches and sockets throughout
- Mains wired smoke, carbon monoxide and heat detectors
- Alarm spur under-stairs ready for wi-fi intruder alarm
- TV aerial sockets to lounge, family room and all bedrooms with digital aerial fitted in roof space
- Half satin chrome half polished chrome door furniture on round rose
- All walls and ceilings skim finish and painted white
- All wood painted white satin
- Dual zoned gas central heating system
- Underfloor heating throughout the ground floor
- USB sockets to lounge, kitchen, study (where applicable), family room and all bedrooms
- Fibre broadband to the premises

External Features

- 10-year NHBC Buildmark warranty
- Turfed front and rear gardens
- Paths and patios laid in riven slabs
- Outside taps
- Security light to front and rear doors
- Windows – Grey external, white internal
- Patio doors – Grey external, white internal
- Timber fence to plot boundaries (rear/side) as site plan
- External double waterproof plug socket
- Solar panels to the roof

Garage

- Light and double power sockets
- Electric up and over garage door
- Charging point for hybrid/electric car

Specification choices and upgrades are subject to build stage.

Boars Head Place Specification Plots 6-9

Kitchens

- Professionally designed, fitted kitchens with soft close drawers and doors with a choice from a range of colours and styles
- Choice of laminate worktop colours and matching upstand
- 1.5 bowl sink with contemporary mixer tap
- 4 ring induction hob / 5 ring gas burner
- Integrated stainless steel electric oven
- Integrated fridge / freezer
- Integrated dishwasher
- Stainless steel canopy extractor hood
- Under cabinet lighting
- Chrome LED downlights to kitchen area
- Glass splashback to hob where applicable
- Extensive choice of Camaro floor coverings to kitchen / dining

Family Bathroom

- Contemporary white suite
- Soft close toilet seat
- Stylish contemporary mixer taps to bath and basin
- Shower over bath
- Chrome heated towel radiator
- Chrome LED downlights
- Mirror with light and shaver socket
- Chrome toilet roll holder
- Choice of Porcelanosa wall tiles and Camaro floor covering
- Half height Porcelanosa wall tiling to all walls, with full height around bath

En-suites

- Contemporary white suite
- Soft close toilet seat
- Stylish contemporary mixer taps to basins
- Walk-in-shower where shown
- Chrome heated towel radiator
- Chrome LED downlights
- Mirror with light and shaver socket
- Chrome toilet roll holder
- Choice of Porcelanosa wall tiles and Camaro floor covering
- Half height Porcelanosa wall tiling to all walls, full height in showers

Downstairs WC

- Contemporary white suite
- Soft close toilet seat
- Mirror
- Chrome toilet roll holder
- Stylish chrome mixer taps to hand basin
- Choice of Porcelanosa wall tiles
- Half height Porcelanosa wall tiles where shown

Internal Features

- Oak Veneer doors
- Oak handrails to staircase
- Chrome switches and sockets throughout
- Mains wired smoke, carbon monoxide and heat detectors
- Alarm spur under-stairs ready for wi-fi intruder alarm
- TV aerial sockets to lounge and all bedrooms with digital aerial fitted in roof space
- Half satin chrome half polished chrome door furniture on round rose
- All walls and ceilings skim finish and painted white
- All wood painted white satin
- Dual zoned gas central heating system
- USB sockets to lounge, kitchen and all bedrooms
- Fibre broadband to the premises

External Features

- 10-year NHBC Buildmark warranty
- Turfed rear gardens
- Paths and patios laid in riven slabs
- Outside tap
- Security light to front and rear doors
- Windows – Grey external, white internal UPVC
- Patio doors – Grey external, white internal UPVC
- Timber fence to plot boundaries (rear/side) as site plan
- External double waterproof plug socket
- Solar panels to the roof

Specification choices and upgrades are subject to build stage.



New Homes, Sustainable Developments

With sustainability and the environment in mind, materials are carefully sourced via our local supply chain and our homes are designed to stand the test of time.

We adopt a responsible attitude towards the environment to ensure sustainable developments that will last for generations.



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