

THE
Kingfisher
Green

PORTFOLIO

Yonder Acre Way, Cranbrook, Exeter EX5 7FZ



location&situation

Perfectly located for stunning countryside, good amenities and excellent transport links, the new town of Cranbrook could be the ideal choice for you.

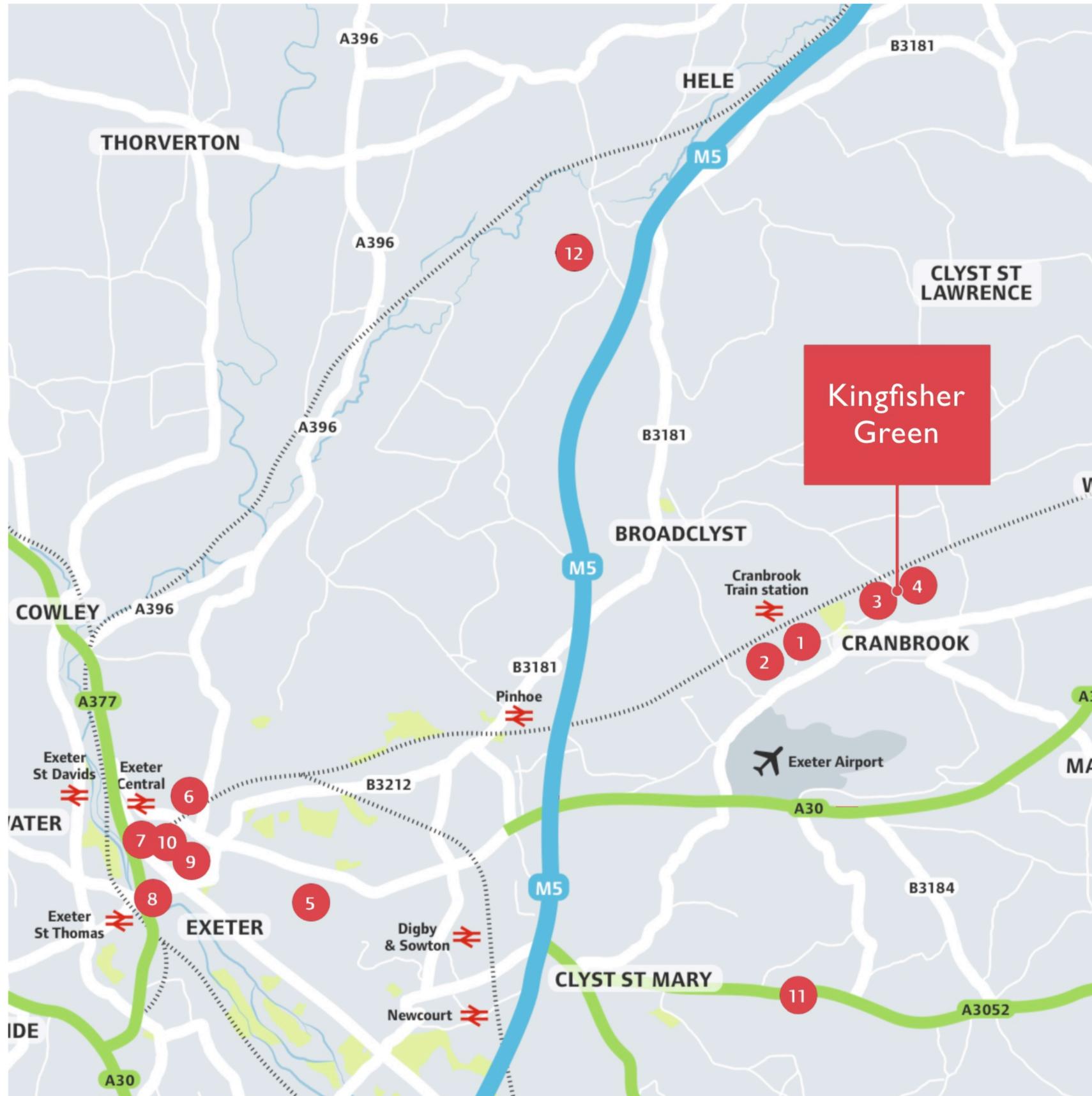
Cranbrook has a range of amenities, including independent shops, places to eat and a popular community centre.

Just a short distance away are St Martin's C of E Primary and Cranbrook Education Campus, both rated 'Good' by Ofsted.

For commuters, Cranbrook train station provides regular services to Exeter St David's and London Waterloo. By road, the A30, A38 and M5 can all be easily reached for Plymouth, Taunton and Bridgwater. The nearest airport is Exeter, just a few miles away.

Further afield is the city of Exeter, with a great range of shops and a fascinating history to discover.





thearea

1. Cranbrook Village Centre
2. St Martin's C of E Primary and Nursery School
3. The Cranberry Farm Pub
4. Cranbrook Education Campus
5. Royal Devon and Exeter Hospital
6. Exeter Castle
7. Sainsbury's Supermarket
8. Riverside Leisure Centre
9. Exeter Cathedral
10. Guildhall Shopping Centre
11. Creamy Adventure Park and Resort
12. National Trust Killerton House

development layout



- The Ashbee
2 bedroom home
- The Wren
2 bedroom home
- The Mountford
3 bedroom home
- The Scott
3 bedroom home
- The Stirling
3 bedroom home
- The Alsop
4 bedroom home
- The Aslin
4 bedroom home
- The Brunel
4 bedroom home
- The Burnet
4 bedroom home
- The Cranbrook
4 bedroom home
- The Holden
4 bedroom home
- 1 bedroom home
- 2 bedroom home
- 2 bedroom home
- 2 bedroom home
- 3 bedroom home
- 3 bedroom home
- 4 bedroom home

- bc Bin Collection Area
- bs Bin Store Area
- cs Cycle Store Area
- ss Sub Station
- v Visitor Parking Space
- ▶ Garage Entrance
- ▶ Drive Through/Car Port Entrance
- ▽ Embankment Slope
- Bollard
- ☐ Garden shed

*Affordable housing

Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here.

specification

1 & 2 bedroom homes
3 bedroom homes
4 bedroom homes

Kitchens

Fully fitted kitchen with soft close doors and drawers	•	•	•
Laminate worktops with matching upstand	•	•	•
Stainless steel splashback behind hob	•	•	•
Stainless steel extractor hood	•	•	•
Inset 1½ bowl stainless steel sink with mixer tap	•	•	•
Ceramic hob	•	•	•
Single oven	•	•	
Double oven or two single ovens (please refer to kitchen layouts for details)			•
Integrated fridge/freezer		•	•
Laminate flooring to kitchen and kitchen/dining area only	•	•	•

Bathroom and ensuite

Ideal Standard white sanitaryware with contemporary chrome fittings	•	•	•
Thermostatic shower and enclosure in ensuites (where present)	•	•	•
Thermostatic shower with glass screen over bath (where no ensuite)	•		
Bath shower mixer in main bathroom (homes with ensuite)	•	•	•
Porcelanosa tiles in bathroom, ensuites and WC (please ask the Sales Executive for extent of tiled areas)	•	•	•

Heating

District heat controller (please ask your Sales Executive for details)	•	•	•
White compact radiators	•	•	•
White heated towel rail in ensuites (where applicable)	•	•	•

Lighting and electrical

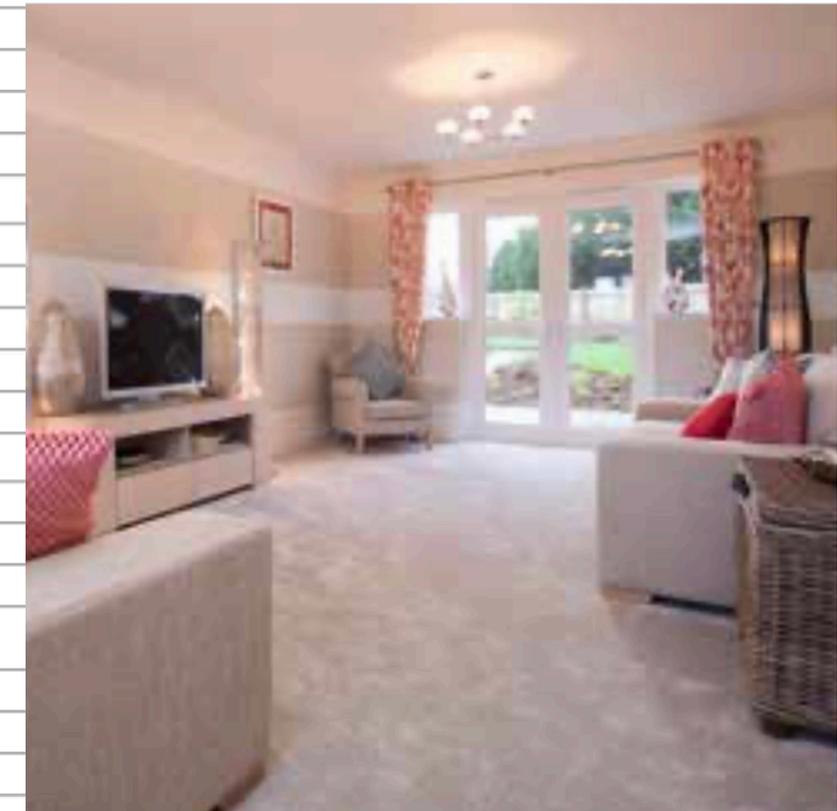
TV point to living room and master bedroom	•	•	•
Telephone point in living room, hall, master bedroom and study or smallest bedroom (where applicable)	•	•	•
Combined appliance switching in kitchen	•	•	•
Shaver socket to bathroom and ensuites (where applicable)	•	•	•
Contemporary spotlight fittings to bathroom and ensuites (where applicable)	•	•	•
Contemporary low energy external light to front door and rear patio area	•	•	•
Power and lighting to garages within curtilage of plot (where applicable)	•	•	•

Internal finishes

White Premium ladder door with contemporary door furniture	•	•	•
Timeless white walls and ceilings	•	•	•
White gloss woodwork	•	•	•

General

uPVC double glazed windows	•	•	•
Turfed rear gardens and external tap (nearest location to the water mains outlet – where applicable)	•	•	•
Rear garden boundary fences (as applicable)	•	•	•



example designs & floorplans

the alsop

4 bedroom home



Ground Floor

Living Room	5.03m x 3.57m	16'6" x 11'9"
Kitchen/Dining Area	5.03m x 2.74m	16'6" x 9'0"



First Floor

Bedroom 1	5.03m x 3.60m	16'6" x 11'10"
Bedroom 2	3.68m x 3.13m	12'1" x 10'3"
Bedroom 3	2.85m x 2.76m	9'4" x 9'1"
Bedroom 4/Study	3.13m x 2.27m	10'3" x 7'5"

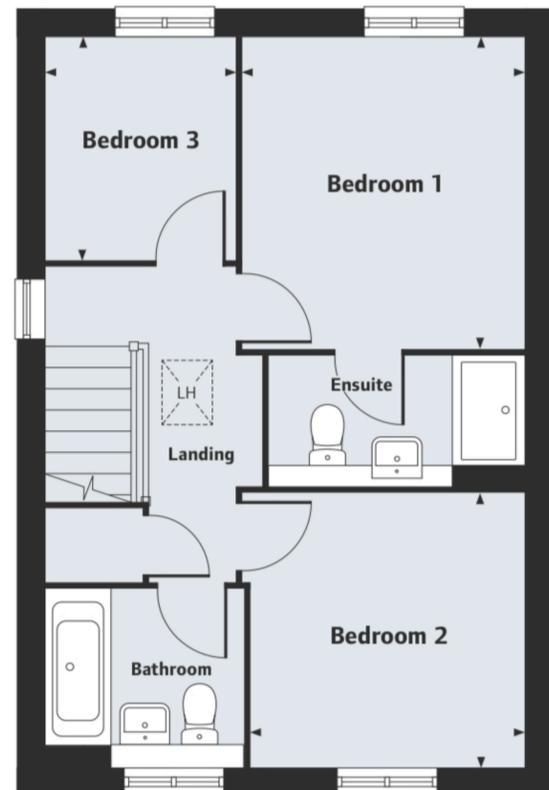
thescott

3 bedroom home



Ground Floor

Living Room	4.34m x 3.19m	14'3" x 10'6"
Kitchen/Dining Area	5.28m x 3.61m	17'4" x 11'10"

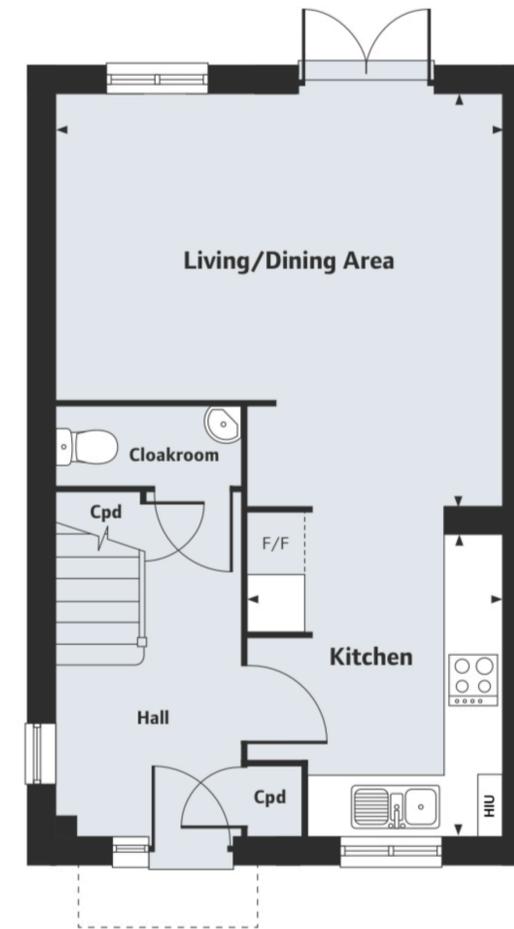


First Floor

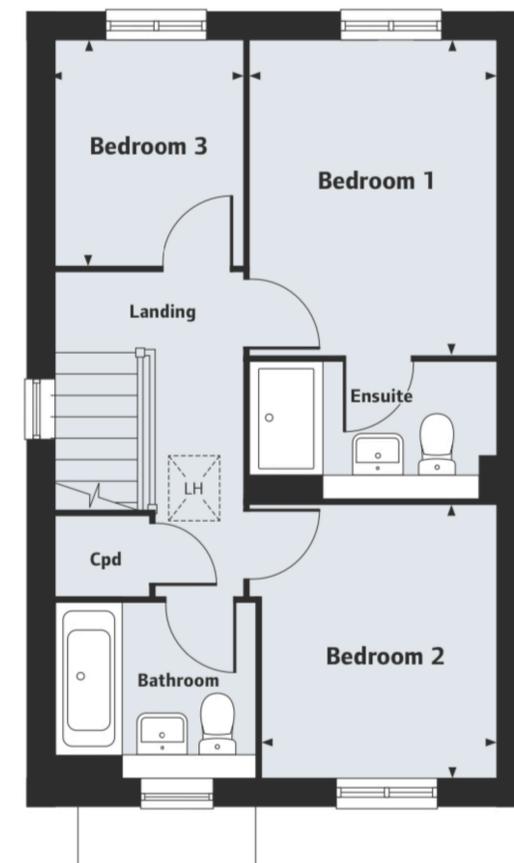
Bedroom 1	3.45m x 3.14m	11'4" x 10'4"
Bedroom 2	3.04m x 3.01m	10'0" x 9'11"
Bedroom 3	2.45m x 2.05m	8'0" x 6'9"

thestirling

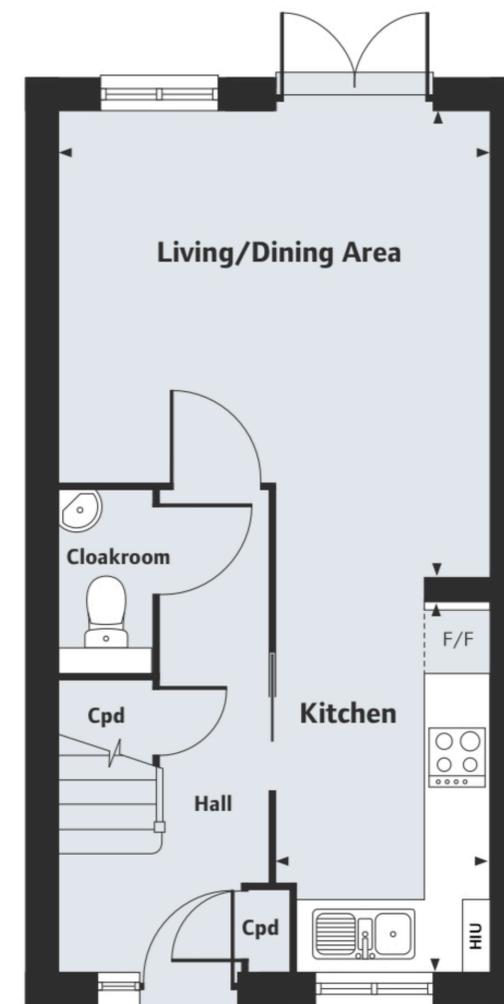
3 bedroom home



Ground Floor		
Living/Dining Area	4.83m x 4.49m	15'10" x 14'9"
Kitchen	3.26m x 2.76m	10'8" x 9'1"

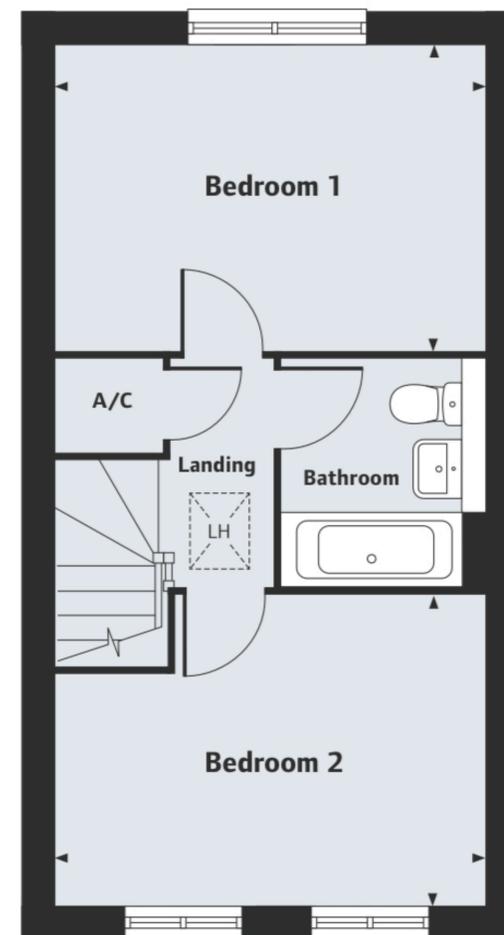


First Floor		
Bedroom 1	3.47m x 2.73m	11'5" x 8'11"
Bedroom 2	2.99m x 2.59m	9'10" x 8'6"
Bedroom 3	2.45m x 2.01m	8'0" x 6'7"



Ground Floor

Living/Dining Area	4.37m x 4.04m	14'4" x 13'3"
Kitchen	3.45m x 1.96m	11'4" x 6'5"



First Floor

Bedroom 1	4.04m x 2.84m	13'3" x 9'4"
Bedroom 2	4.04m x 2.90m	13'3" x 9'6"



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