



Only 6 elite properties
on the development.
RESERVE YOURS NOW



CROWN GARDENS

Stylish New Home Development in Wakefield
featuring 4 bedroom detached and semi-detached properties



Crown Gardens "The Crown"
253 Batley Road, Wakefield,
West Yorkshire, WF2 0AH



I just wanted to say hello and introduce myself.

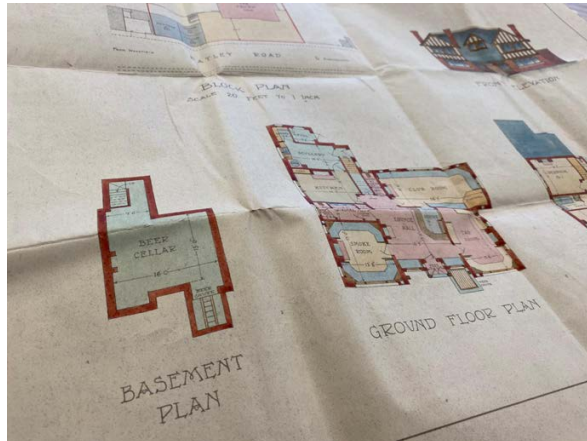
My name is **Charlotte**, and I am the Land and New Homes Manager at the Crown Gardens Development.

I would love the opportunity to show you around the Crown Gardens homes to give you insight into the development and highlight the quality interior and exterior finishes.

Get in touch and take the first step to find your dream home.

I am happy to answer any questions that you may have about your arranged visit.

I look forward to meeting you.



Charlotte



You could be the proud owner of a stylish Crown Gardens home

Crown Gardens was established from a historical landmark, The Crown pub which dates back to 1828. This select development comprises 6 detached and semi-detached 4 bedroom homes in the desirable suburb of Alverthorpe in Wakefield.

The development benefits from excellent commuter links to Wakefield and Leeds City Centres, Wakefield Westgate train station, The Ridings and Trinity shopping centres, and private and public schools in close proximity. Access to junctions 40 and 41 of the M1 motorway is only a few minutes drive away.

Property features include a 10-year Advantage builders warranty with comfort underfloor heating on all ground floor living spaces, quartz/granite worktops in the kitchens, and open plan kitchen dining rooms.

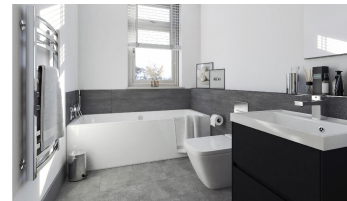




Bright and
stylish living
spaces that
offer comfort
and style

At Crown Gardens we have created homes that offer style, comfort and durability. Our homes are built to a premium standard with spacious open-plan living areas.

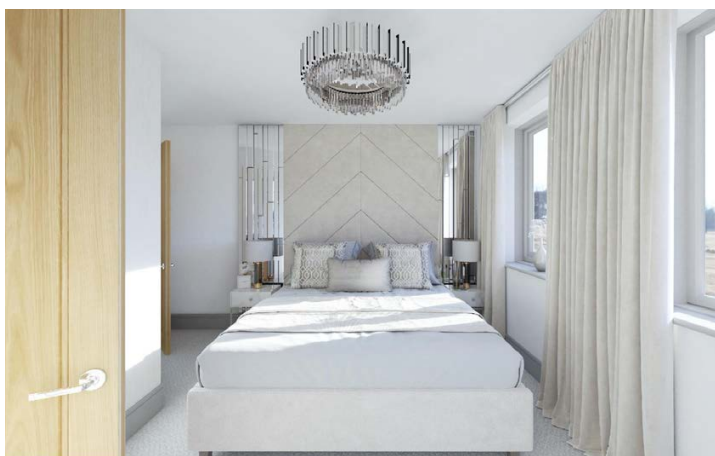
All properties have private rear south-facing gardens and double glazing throughout. Bespoke aluminium windows and bi-fold's with integral 'perfect fit' blinds fitted.







Properties within
Crown Gardens
feature a host of
luxury finishes to the
highest specification



Carefully planned living spaces and enviable specification combine to create a home that compliments the modern lifestyle.

Whether it's your first or forever home, we will work with you to meet your needs. You can be assured that only the highest quality materials, fixtures and fittings are used to provide a stylish, energy efficient home for you to enjoy.

Solid timber skirtings, oak faced internal doors, glass balustrading with oak handrails, aluminium powder coated gutters, electrically operated garage doors on select plots and LED lighting has been fitted inside and out

Crown Gardens properties offer contemporary bathroom suites with modern clean lines, natural, neutral floor tiles, polished chrome fittings, towel warmers and LED downlights fulfilling the design needs of the home owner.



Our homes are designed with your comfort and style in mind. Modern kitchens are fitted with LED downlights, polished chrome accessories and select integrated appliances.

Open plan kitchens and dining rooms lead to spacious contemporary living areas. Kitchens include quartz/granite worktops.





YOU could be the proud owner of a Crown Garden home
Early reservation would mean possible design input with choice of finishings



Crown Gardens homes fixtures & fittings include:

- Ground floor underfloor heating
- Laminated glass throughout the pub conversion properties (Plot 5 & 6)
- Double glazed throughout using bespoke aluminum windows and bi-folds with integral 'perfect fit' blinds
- Price includes all floor coverings throughout (tiling, carpets, etc.)
- Boiler 10-year guarantee
- Solid timber skirtings throughout
- Oak faced internal doors
- Glass balustrading with oak handrails
- Aluminum powder coated gutters
- Fully painted throughout
- Burglar alarms
- Chrome sockets/switches
- TV points in all living areas and bedrooms
- Remote electric garage door on all integral garages
- LED lighting inside and out
- Kitchen appliance packages
- Contemporary-living flame gas fires included in plots 5 & 6



Early reservation would mean possible design input with choice of finishes



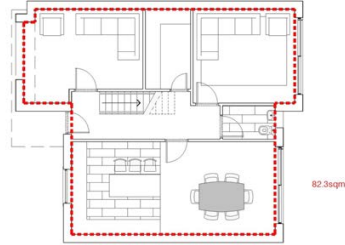
All Crown Gardens homes include turfed and landscaped rear south facing gardens, have a minimum of 3 parking spaces per property, and offer a 10 year Advantage builders warranty.





Crown Gardens

Stylish 4 Bedroom Homes

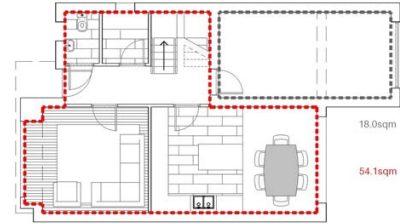
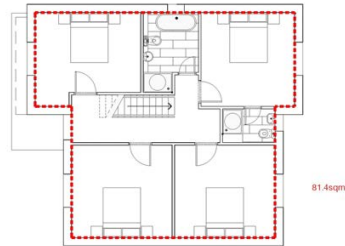


Plot 1

4 Bedroom Detached Home
Estimated completion: December 2021

Plot 1
163.7 sqm

Ground floor: 82.3 sqm
First floor: 81.4 sqm
(plus detached garage)

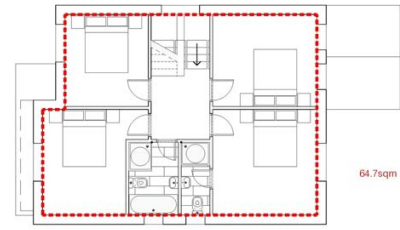


Plot 2

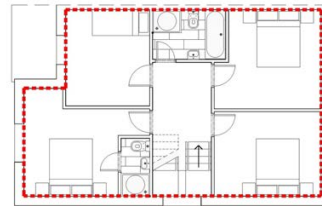
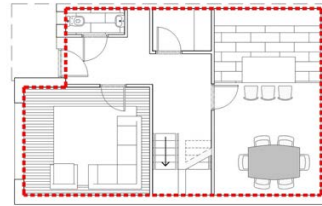
4 Bedroom Detached Home
Estimated completion: October 2021

Plot 2
136.8 sqm (includes 18 sqm internal garage)

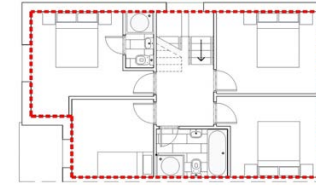
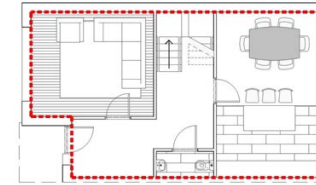
Ground floor: 54.1 sqm
First floor: 64.7 sqm







Plot 3 - SSTC



Plot 4

Semi-detached 4 Bedroom Home
Estimated completion: Sept/Oct 2022

Plot 3
126.4 sqm

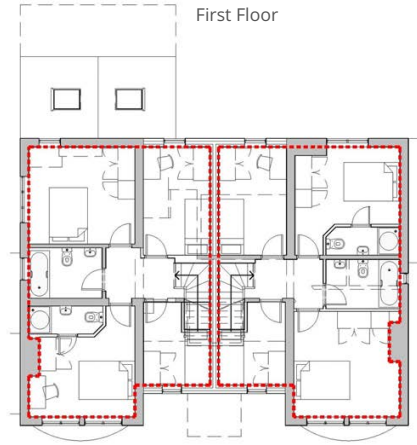
Ground floor: 63.2 sqm
First floor: 63.2 sqm

Semi-detached 4 Bedroom Home
Estimated completion: Sept/Oct 2022

Plot 4
116.6 sqm

Ground floor: 58.3 sqm
First floor: 58.3 sqm





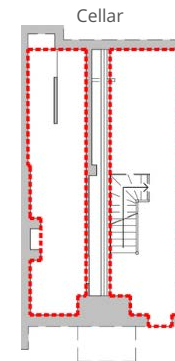
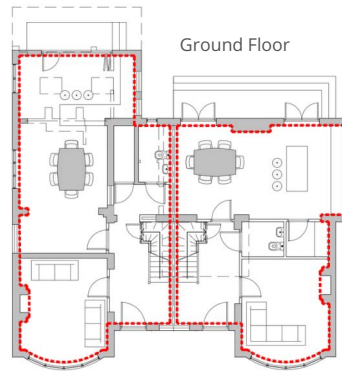
Semi-detached 4 Bedroom Homes
 Estimated completion: June 2021

Plot 5 (Left-hand side plot)
 152.6 sqm

Cellar 15.8 sqm
 Ground floor: 73.9 sqm
 First floor: 58.9 sqm

Plot 6 (Right-hand side plot)
 140.7 sqm (larger garden)
 Estimated completion: June 2021

Cellar 20.3 sqm
 Ground floor: 62.0 sqm
 First floor: 58.4 sqm



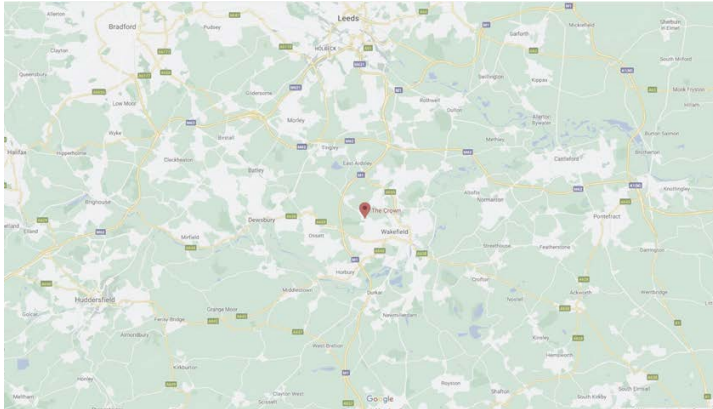




**OUTSTANDING 4 BEDROOM
DETACHED & SEMI DETACHED PROPERTIES**

**TO ARRANGE A VIEWING OR
REQUEST A BROCHURE CALL
0113 868 0406**

CROWN BREEZES
Quality & Elegance
Residential & Commercial Properties
New Home Development



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Want to know more about Dan Pearce Sells Homes



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The information within this brochure is for guidance only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under Property Misdescription Act 1991. Floor plans are not to scale and dimensions should not be relied upon for flooring or furniture placement. All details correct at time of going to press.

September 2021