

THE COPENHAGEN

AT TEMPTATION





LIVING AT TEMPTATION

TEMPTATION IS LOCATED ON RESERVOIR ROAD IN BURTON ON TRENT, A QUIET RESIDENTIAL AREA SURROUNDED BY LARGE AREAS OF OPEN COUNTRYSIDE. THE TOWN CENTRE, WHERE YOU WILL FIND SHOPS, A CINEMA AND PLENTY MORE, IS JUST 1.8 MILES FROM THE DEVELOPMENT.

Temptation, with its collection of four and five bedroom homes, is ideal for families. The homes available at this development include the Paris, the Stockholm, the Rosas, the Barcelona, the Madrid, the Copenhagen, the Bologna and the Valencia.

There are many great local schools in the area, as well as rail and bus services to nearby towns and cities.





Fashion is in the sky, in the street, fashion has to do with ideas, the way we live COCO CHANEL

DISCOVER BURTON ON TRENT

TEMPTATION IS LOCATED ON RESERVOIR ROAD IN A POPULAR AREA OF BURTON ON TRENT.

The town centre is just 1.8 miles away, where you'll find big-name shops in Coopers Square, as well as attractions such as a cinema and the National Forest Adventure Farm.

There are a number of good schools in the area, including Shobnall Primary School, just a 5-minute walk from Temptation.

EDUCATION

The closest school to Temptation is Shobnall Primary School, just 0.2 miles or a 5-minute walk away. It was rated outstanding by Ofsted in its latest inspection and has pupils aged three to 11 years. Another option is St Modwen's Catholic Primary School, which is 2.9 miles away and rated good by Ofsted.

The Fountains High School, 3.2 miles from Temptation, is open to students aged 11 to 19 and was given a good rating by Ofsted in 2013. It offers a range of lunchtime and after-school activities, including a choir and film club.

Burton and South Derbyshire College is just 2 miles from Temptation and offers full- and part-time courses including childcare, engineering and performing arts. There is also an on-site hair and beauty salon and bistro open to members of the public.

HEALTH & FITNESS

Gordon Street Surgery offers GP services and is just 1.4 miles from Temptation. It's open from 8:30am until 6pm, Monday to Friday. Carlton Street Surgery is also close, about a 10 minute drive from Temptation, or a 1.5 mile walk.

Queen's Hospital Burton Upon Trent is a 7 minute drive, or 2.1 miles, from Temptation. Here you will find an accident and emergency department alongside various outpatient services. The hospital prides itself on having two MRI and CT scanners, as well as modern maternity units.

If you're interested in keeping fit, then Shobnall Leisure Complex is within easy reach of Temptation, either by taking a 4-minute drive or walking 0.6 miles. The Leisure Complex has a sports hall, six recently refurbished tennis courts, a nine-hole pitch and putt course and crazy golf.

TRANSPORT

Burton on Trent railway station is just 1.4 miles from Temptation and has services to towns and cities throughout the UK, including Birmingham New Street, Nottingham and Cardiff Central.

The closest bus stop to Temptation is at Shobnall Road Primary School. From here, the 810 Midland Classic service runs between Burton and Lichfield.

East Midlands Airport is 22 miles away, with flights to destinations such as Prague, Alicante, Corfu and Malta.

SHOPPING

Temptation is conveniently located near a number of supermarkets. Sainsbury's is 1.8 miles away and there is also an Asda Superstore 1.7 miles away. The Asda Superstore, which also has an in-store pharmacy, is open from 7am to 10pm every day except Sunday, when it's open from 10am to 4pm.

Coopers Square in Burton on Trent is where you will find a selection of big-name stores. It's just 2 miles from Temptation and includes stores such as Next, M&S, Pandora and River Island.

For local produce and independent traders, Burton Market Hall is the place to be. It's only 2 miles from the development and hosts a farmers' market on the second Thursday of every month, as well as an outdoor market every Thursday, Friday and Saturday.

THINGS TO DO

One of the closest attractions to Temptation is the National Forest Adventure Farm at 2 miles. It is open all-year round and includes play facilities and an on-site farm. You can also enjoy the maize maze at certain times of year – it's one of the biggest in Europe!

Branston Golf and Country Club is a 10 minute drive away at 3 miles and is open to members and their guests. There is an 18-hole golf course, on-site spa and salon and restaurant.

Cineworld Burton is 1.8 miles away and has nine screens to choose from. There are various restaurants next to the cinema, including Frankie and Benny's, Bella Italia and Nando's.



THE COPENHAGEN

THE COPENHAGEN IS A FOUR BEDROOM DETACHED HOME WITH A SPACIOUS AND PRACTICAL LIVING AREA THAT IS IDEAL FOR A LARGER FAMILY. The ground floor of the Copenhagen has a stylish kitchen dining area, complete with breakfast bar and family snug creating a great space for entertaining and spending time together. French doors lead onto the back garden off the dining area. With separate door to the back garden, there is a utility room that includes an integrated washing machine and fridge freezer.

The lounge is off the central hallway. It has a large front window that fills the room with natural light. There is also a ground floor cloakroom.

On the first floor of the Copenhagen, a central landing leads to four bedrooms and a family bathroom. There is a spacious master bedroom with ensuite, two further double bedrooms and a single bedroom.

The Copenhagen has its own separate garage.





THE DIMENSIONS

GROUND FLOOR Kitchen/dining (max) Snug (max) Lounge (max) Utility (max) Cloakroom	7020mm x 3128mm 3039mm x 2462mm 5155mm x 3430mm 2635mm x 1777mm 2035mm x 983mm	23'1" × 10'3" 10'0" × 8'1" 16'11" × 11'3" 8'8" × 5'10" 6'8" × 3'3"
FIRST FLOOR Master bedroom Ensuite (max) Bedroom 2 (max) Bedroom 3 Bedroom 4 Bathroom (max)	4082mm x 3490mm 2035mm x 1763mm 3489mm x 2850mm 3190mm x 2881mm 3190mm x 2200mm 3189mm x 1754mm	13'5" x 11'5" 6'8" x 5'9" 11'5" x 9'4" 10'6" x 9'6" 10'6" x 7'3" 10'6" x 5'9"

STATEMENT STYLE

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Sleek units and straight lines give this modern kitchen that essential combination of form and function in the Copenhagen.

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PICTURE PERFECT

Sleek lines, stylish lighting and statement pictures make this a functional yet modern space for family dining in the Copenhagen.

100 sin LOUNGING AROUND Tonal shades of white, cream and gold make this bright and spacious Copenhagen lounge the perfect place to relax and unwind.

BED DOWN

Acres.

Sumptuous fabrics and statement lighting are the highlights of this Copenhagen bedroom, a true oasis of calm.

SPECIFICATION

QUALITY & STYLE





KITCHENS

Every home has a sleek and stylish kitchen with stainless steel sink and mixer tap, Neff single electric oven and extractor fan, stainless steel splashback and Indesit ceramic hob. You can personalise your kitchen with your choice of cupboard doors, handles and worktops. There is also a selection of tiles from leading brand Porcelanosa.

BATHROOMS & ENSUITES

The contemporary bathrooms and ensuites feature sanitaryware by Villeroy & Boch. The cloakrooms, bath suites and shower trays are all in timeless white with fixtures and fittings such as taps in stainless steel.

Family bathrooms have a bath, shower or a shower over the bath with a glass screen. The luxury ensuites have good-sized square or corner shower enclosures and all tiles are from leading brand Porcelanosa.

CENTRAL HEATING & EFFICIENCY

New homes are approximately 65% more energy efficient, according to the Home Builders Federation. Our homes are designed to be as energy efficient as possible with better ventilation and insulation, quality windows, reduced sound transmission, and increased fire and electrical safety. Energy efficient appliances are fitted as standard.

Every home is fitted with gas central heating as standard with an Ideal Logic boiler.

FIXTURES & FITTINGS

Homes are finished to a high standard with oak veneer internal doors throughout. There are two or three television and telephone points, and smoke detectors are fitted as standard.

Rooms are decorated in neutral colours to give you the flexibility to move in straight away or personalise the interior design to suit you.







INSIDE & OUT







GARDEN & EXTERNAL FEATURES

Each home has a statement front door with contemporary handle, door number and knocker. Many have overhead canopies with wall-mounted door lights or ceiling-mounted lights in the porch. UPVC windows in cream or grey have stone-effect finished cills.

The front gardens are landscaped with a tarmac or block paved driveway. Rear gardens are enclosed for privacy and fencing is finished in a dark brown stain. Homes with an integral or separate garage include doors by leading German brand Horman.

SECURITY

All external doors have a multipoint locking system included as standard and locks on all windows. There are viewing holes on front doors for extra security. You can choose to upgrade your home with an advanced security system for added peace of mind.

WARRANTIES

Homes are completed to National House Building Council standard with a 10-year Buildmark warranty. This is the UK's leading insurance cover for new homes.

For the first two years we will take care of issues with the central heating, roof or structure of the property and any other agreed areas such as water services. All kitchen appliances are covered by a two-year manufacturer's warranty.

Once built and ready to move in, you will be invited to a guide and demonstration of your new home. On moving day, you will receive a comprehensive homeowner's handbook and you will be introduced to a dedicated Customer Service Co-ordinator.





5 STAR HOME BUILDER CUSTOMER SATISFACTION

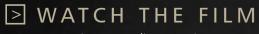


We are delighted 95.7% of our customers say they are happy with the quality of their new homes and would recommend Strata to a friend.

The result means Strata was awarded the highest accolade of five stars in the latest customer satisfaction survey by the home builders federation and national house building council. "Strata is a modern family business with a fresh approach to home building. Our love of design and quality underpins a desire to create beautiful homes of the highest standard. Our customers are at the heart of everything we do and we strive to deliver an outstanding home buying experience."

ANDREW WEAVER Chief Executive





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TEMPTATION



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We aim to show accurate information and imagery at all times, but we occasionally improve the designs of our homes or specification. All details are accurate at the time of printing. Please ask your Customer Experience Manager for further details.