



THE PALERMO

AT
TEMPTATION



- THE ROSAS FOUR BEDROOM HOME
- THE BOLOGNA FOUR BEDROOM HOME
- THE COPENHAGEN FOUR BEDROOM HOME
- THE STOCKHOLM FOUR BEDROOM HOME
- THE PARIS FOUR BEDROOM HOME
- THE BARCELONA FOUR BEDROOM HOME
- THE MADRID FOUR BEDROOM HOME
- THE PALERMO FIVE BEDROOM HOME
- THE VALENCIA FIVE BEDROOM HOME
- THE VALENCIA BALCONY FIVE BEDROOM HOME
- AFFORDABLE HOUSING



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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.



TAKE A VIRTUAL TOUR OF
THE TEMPTATION DEVELOPMENT.

strata.co.uk/temptationvt





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 DIMENSIONS

GROUND FLOOR

Kitchen/dining (max)	6900mm x 3520mm	22'8" x 11'7"
Utility	2953mm x 1042mm	9'8" x 3'5"
Snug	3658mm x 2430mm	12'0" x 8'0"
Cloakroom (max)	2411mm x 1113mm	7'11" x 3'8"

FIRST FLOOR

Lounge	6900mm x 4859mm	22'8" x 15'11"
Bedroom 2 (max)	3982mm x 3262mm	13'1" x 10'9"
Bedroom 3 (max)	3520mm x 2830mm	11'7" x 9'3"
Bathroom (max)	3334mm x 2221mm	10'11" x 7'4"

SECOND FLOOR

Master bedroom (max)	6900mm x 4763mm	22'8" x 15'8"
Ensuite (max)	2757mm x 2614mm	9'1" x 8'7"
Bedroom 4 (max)	3529mm x 3183mm	11'7" x 10'5"
Bedroom 5 (max)	3269mm x 2448mm	11'11" x 8'0"

THE PALERMO

THE PALERMO IS AN IMPRESSIVE FIVE BEDROOM FAMILY HOME WITH VERSATILE LIVING SPACE THAT INCLUDES A KITCHEN DINING AREA, FIRST FLOOR LOUNGE, AND STUNNING MASTER BEDROOM.

The Palermo benefits from a ground floor snug, cloakroom and understairs storage. The dining area is at the rear of the home where there are French doors opening out into the garden. The kitchen has access to a utility room, which includes appliances such as a dishwasher, fridge freezer and washing machine.

A winding staircase leads into the first floor lounge, which spans the front of the home. It is a bright and impressive space thanks to three large windows. There is also a family bathroom and two more bedrooms.

The master bedroom is on the second floor, where you will find a spacious dressing area and ensuite with shower, as well as a further two bedrooms.

The Palermo has a tarmac-finished driveway leading to an integral garage.



LOUNGING AROUND

Tonal shades of cream and grey make this bright and spacious Palermo lounge the perfect place to relax and unwind.



BOLD BACKDROP

The master bedroom suite in the Palermo doesn't shy away from rich textures, sumptuous fabrics and soft furnishings to add elegance and class.



THE ULTIMATE
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.



> WATCH THE FILM
youtube.com/homesbystrata



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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youtube.com/homesbystrata



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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.