

# THE MILAN

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# LIVING AT DESTINY

Destiny is a collection of 85 tow, three and four bedroom homes off Malton Way in Adwickle-Street, just under 6 miles north-west of Doncaster town centre. The village has good bus links to nearby towns and villages and easy access to the A1(M). Adwick train station is 1.8 miles away.

There is a range of shops and restaurants close by including a Co-op Food, and an Asda Superstore in neighbouring Carcroft. There are a number of schools rated good by Ofsted in the area, as well as public parkland and sports fields.

TAKE A VIRTUAL TOUR OF THE DESTINY DEVELOPMENT. strata.co.uk/destinyvt



MALTON WAY, ADWICK LE STREET, DONCASTER, DN6 7FB T: 01302 638414 E: DESTINY@STRATA.CO.UK



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

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# DISCOVER DONCASTER

# ADWICK-LE-STREET IS LESS THAN 6 MILES NORTH-WEST OF THE CENTRE OF DONCASTER, WITH DIRECT LINKS TO THE A1(M) AND NEIGHBOURING VILLAGES SKELLOW, CARCROFT AND BRODSWORTH.

There are good transport links including trains from Adwick station, 1.8 miles from Destiny, as well as regular bus services to Doncaster town centre.

Local attractions include Brodsworth Hall, 2.8 miles away, a stately home and gardens that date back to the Victorian era. Owston Hall is a 17th century country house and hotel 3.9 miles from the development, with an 18-hole championship golf course and a luxury spa.

#### EDUCATION

North Ridge Community School is 1.3 miles from Destiny and received a good rating from Ofsted. It provides education for children aged between 3 and 19. Adwick Primary School was also rated good and is 2.1 miles away.

Little Oaks Day Nursery and Childcare, Woodlands, has been rated outstanding by Ofsted and is 1.3 miles from the development. It provides for early years as well as older children up to age 5.

Doncaster College's town centre campus The Hub is 5.3 miles away. Its High Melton campus is home to University Centre Doncaster. There are more than 500 full and part-time courses available to students aged 16 and over including apprenticeship schemes, undergraduate and postgraduate opportunities, and professional qualifications.

#### HEALTH & FITNESS

Princess Medical Centre provides GP services from Monday to Friday and is 1.9 miles from the development. Woodside Surgery, 1.8 miles away, and Carcroft Health Centre, 2.4 miles, are also in easy reach.

Destiny is 6.3 miles from Park Hill Hospital, considered one of South Yorkshire's leading private healthcare facilities. Doncaster Royal Infirmary is 6.6 miles away where you'll find an accident and emergency department.

Adwick Leisure Centre, 2.1 miles, has a swimming pool and a range of health and fitness classes, including Pilates and body attack. There's also a bowling alley and children's play area.

World Fitness Gym provides 7,500 square metres of gym facilities including a free weights area and designated zones for cardio resistance and lifting machines. The gym is 2.1 miles from Destiny.

#### TRANSPORT

Destiny has easy access to the A1(M), which links to towns and cities including Castleford, Wetherby and Darlington. If you need to travel to Selby and York, the A19 offers a direct route.

Adwick train station, 1.8 miles from Destiny, has regular Northern Rail services to Sheffield, Leeds and Doncaster. Alternatively, you can head to Doncaster train station, 6.2 miles away, which has a wider range of destinations including London King's Cross, Manchester Piccadilly and Newcastle.

The 54 bus service operates between Adwick le Street and Doncaster, with the 50 and 50A running through the village between Doncaster and Skellow.

Robin Hood Airport is 14.6 miles from the development with flights to European destinations including Greece, Spain, France and Portugal as well as further afield to Toronto and New York.

#### SHOPPING

The closest convenience store and Co-Op Food are 1.6 miles from the development, where Great North Road meets Green Lane. There is an Asda Superstore 2.9 miles away from Destiny in neighbouring Carcroft.

Doncaster town centre is less than 6 miles away where you'll find a selection of high street shops and Frenchgate Shopping Centre. Frenchgate is open 7 days a week and has more than 120 stores including River Island, Boots, Next and Clas Ohlson.

The town centre market has been regenerated between the Wool Market and Corn Exchange, and opens every Tuesday, Friday and Saturday.

Danum Retail Park on York Road is 5.1 miles away from Destiny, with stores including Currys, The Range, Dreams and American Golf.

#### THINGS TO DO

For a day out with a difference, visit Markham Grange Nursery and Steam Museum just 1.3 miles from Destiny. The garden centre has a large variety of plants and onsite café, while the museum has many great examples of working stationary steam engines.

Destiny is 2.8 miles away from the impressive Victorian country house Brodsworth Hall. Here, you can explore the English Heritage site's house and gardens, which date back to the 1860s.

Thornhurst Manor is 4 miles away and offers an 18-hole golf course, as well as a restaurant and bar. Another local favourite is Owston Hall, 3.9 miles, a country house and hotel with spa and 18-hole championship golf course. Enjoy a meal or afternoon tea in the restaurant.

Xscape Yorkshire, 13.8 miles away, can be easily accessed from junction 32 of the M62. Here you'll find an indoor ski slope, Cineworld, bowling alley and climbing walls. There are also various shops and restaurants, including ASK, Chiquito and Giraffe.



# THE MILAN

# THE MILAN IS A TWO BEDROOM HOME DESIGNED OVER TWO FLOORS WITH A LUXURIOUS OPEN LIVING AREA.

# The Milan has a red brick exterior, as well as a statement front door complete with canopy and wall-mounted light.

The entrance hall, with adjoining cloakroom and understairs storage, leads to its impressive open-plan kitchen, dining and living area. The kitchen has a Neff oven, stainless steel sink and mixer tap. French doors lead onto the garden give the downstairs a burst of natural light.

On the first floor there is a spacious master bedroom with two large windows. There is a second double bedroom and bathroom with a Villeroy  $\vartheta$  Boch suite.

The Milan comes with an allocated parking space or a driveway.



GROUND FLOOR



#### THE DIMENSIONS

GROUND FLOOR Kitchen/dining (max) Lounge Cloakroom (max)	4305mm x 2195mm 4209mm x 2755mm 2062mm x 901mm	14'2" x 7'3" 13'10" x 9'1" 6'9" x 3'0"
FIRST FLOOR Master bedroom Bedroom 2 (max) Bathroom	4214mm x 2744mm 4214mm x 2445mm 2293mm x 1695mm	13'10" x 9'0" 13'10" x 8'0" 7'6" x 5'7"



Kick back and relax in the height of luxury with luscious soft furnishings and statement styling.

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# BOLD BACKDROP

This master bedroom doesn't shy away from rich textures, sumptuous fabrics and soft furnishings to add elegance and class.

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  $\vartheta$  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





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## 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.







We are delighted 94.7% 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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