

# The Fryth Floorplans



# CHOICES, CHOICES

If you've ever viewed a house and thought it would be just perfect if only you could move the kitchen to the front of the house or make it open plan, well here's your chance to do precisely that.

Beechwood gives you the opportunity to work with us to truly sculpt your dream home.

With the ability to craft your own internal configuration and specification, creating spacious areas over three floors as well as the option to have your dining room at the front with the kitchen at the back of your home, or vice versa, you can truly accommodate your lifestyle wishes. With some 316,000 possible permutations in one house alone, you'll never be short of options.

# THE FRYTH HOUSE

## THE FRYTH HOUSE SIZES

	Sq m	Sq ft
3 Bedroom	126.6	1,362.7
4 Bedroom	144.5	1,555.3

The Fryth House is the largest and grandest of Beechwood's houses, offering generous 3-storey, three or four bedroom homes. It provides an excellent vantage point across to the park and a variety of ground floor options from open plan to separate kitchen, lounge and dining rooms.

### The Fryth House Options Overview

	Choice	Set
Garden facing kitchen	•	
Open plan garden facing kitchen	•	
Garden facing dining room	•	
3 or 4 bedrooms		•

Please note some options may not be available due to individual plot restrictions



Computer generated images are indicative only – external material colours will vary depending on customer choices

# CHOOSE YOUR PLOT

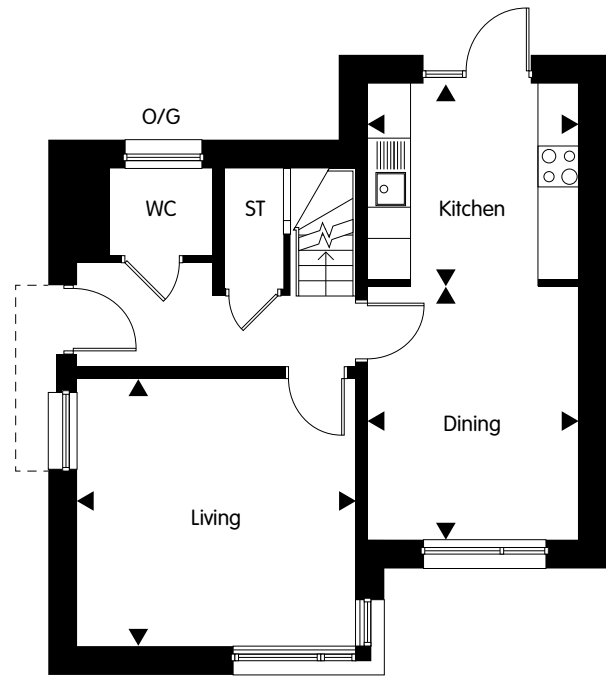
## Key

- The Fryth House
- Avenue House
- Terrace House
- Park Corner House
- The Lane House
- Green space / gardens
- Existing builings



# CHOOSE YOUR FLOOR PLAN

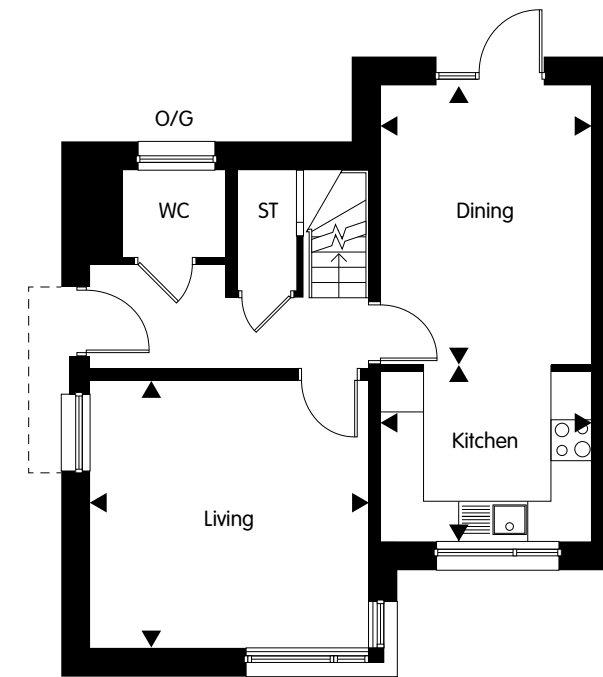
3 BED PROPERTIES: PLOTS 2, 246, 248 & 250



## GROUND FLOOR OPTION 1: GARDEN FACING KITCHEN

Drawing No. G01

Kitchen	3.04 x 2.92m	9'11" x 9'7"
Dining	3.04 x 3.69m	9'11" x 12'1"
Living	4.07 x 3.90m	13'4" x 12'9"



## GROUND FLOOR OPTION 3: GARDEN FACING DINING ROOM

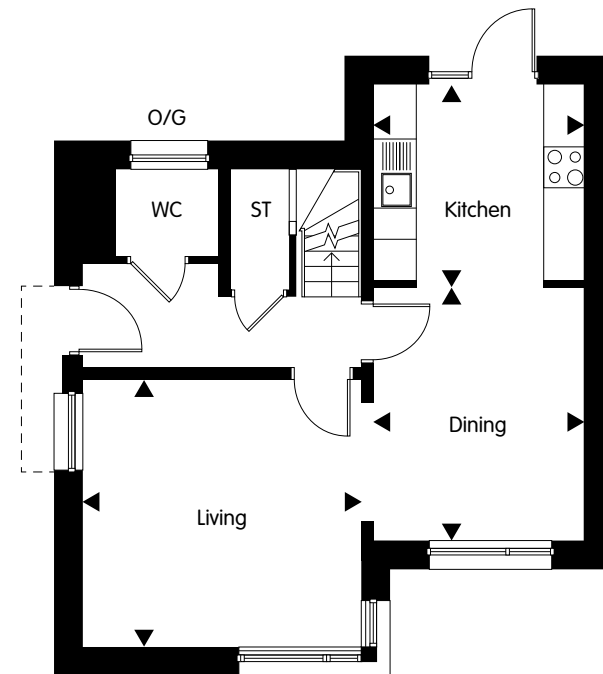
Drawing No. G03

Kitchen	3.04 x 2.55m	9'11" x 8'4"
Dining	3.04 x 4.05m	9'11" x 13'3"
Living	4.07 x 3.90m	13'4" x 12'9"

## GROUND FLOOR OPTION 2: OPEN PLAN GARDEN FACING KITCHEN

Drawing No. G02

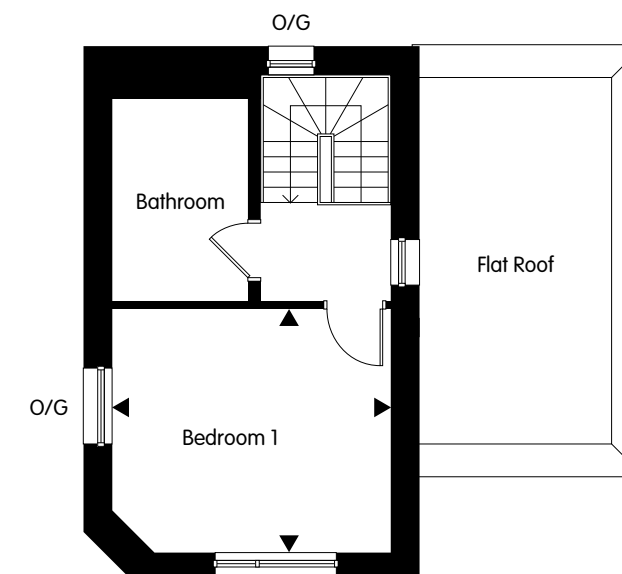
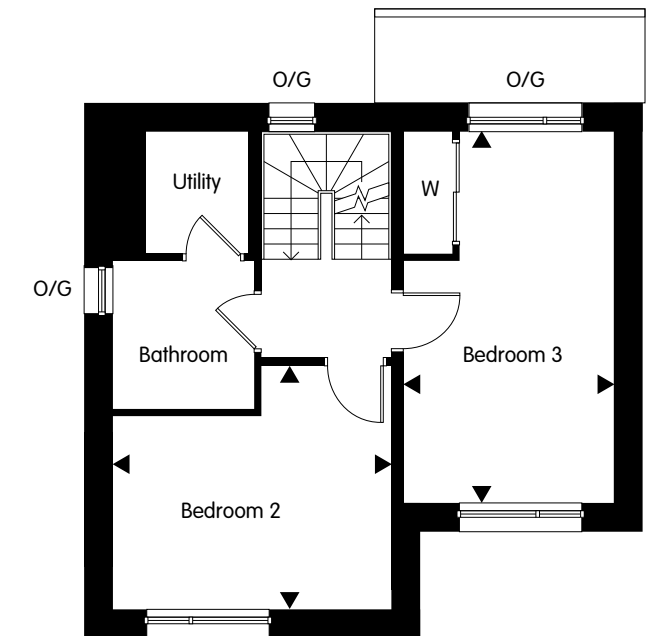
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Dining	3.04 x 3.69m	9'11" x 12'1"
Living	4.07 x 3.90m	13'4" x 12'9"



## FIRST FLOOR: 3 BEDROOM

Drawing No. F01

Bedroom 2	4.07 x 3.56m	13'4" x 11'8"
Bedroom 3	3.04 x 5.42m	9'11" x 17'9"



## SECOND FLOOR: 3 BEDROOM

Drawing No. S01

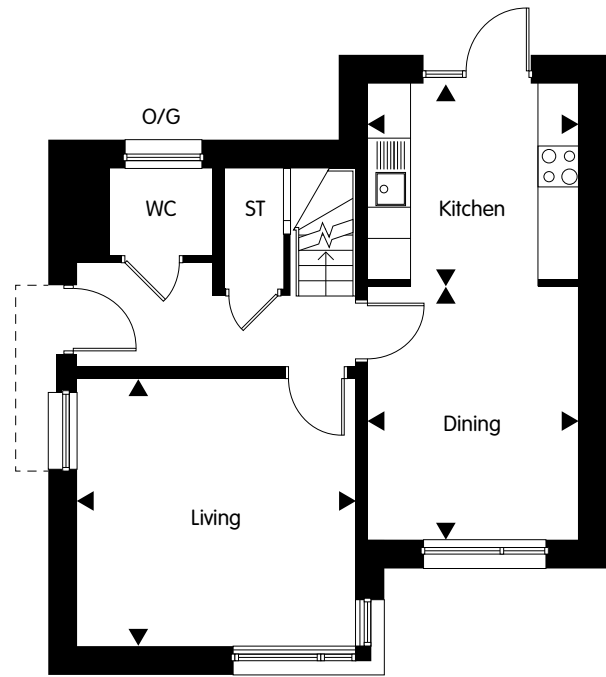
Bedroom 1	4.07 x 3.56m	13'4" x 11'8"
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ST Store O/G Obscured Glazing

House layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. House areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. House layout sizes may vary slightly from one another depending on the floor level - please refer to the price list or the sales team for more details. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

# CHOOSE YOUR FLOOR PLAN

4 BED PROPERTIES: PLOTS 245, 247, 249 & 251



## GROUND FLOOR OPTION 1: GARDEN FACING KITCHEN

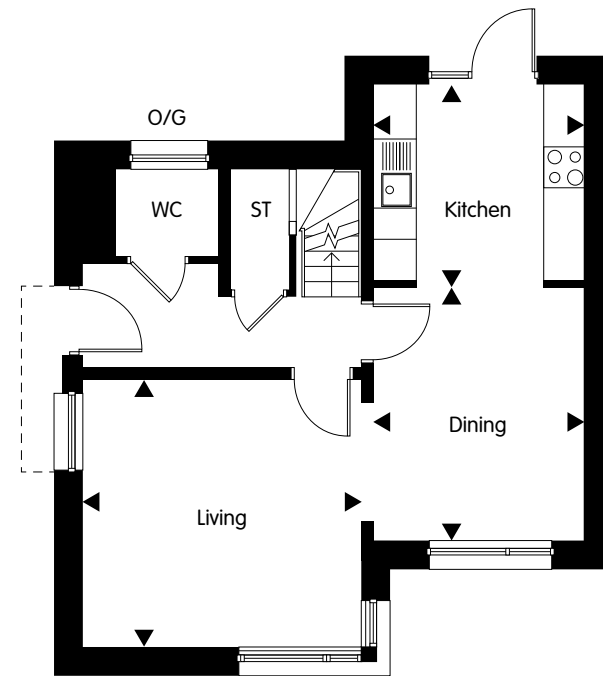
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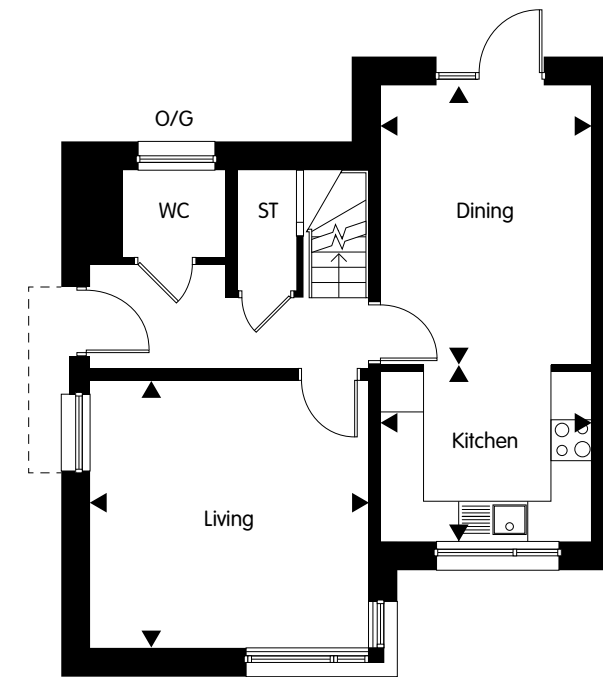
Drawing No. G02

Kitchen	3.04 x 2.92m	9'11" x 9'7"
Dining	3.04 x 3.69m	9'11" x 12'1"
Living	4.07 x 3.90m	13'4" x 12'9"



ST Store    O/G Obscured Glazing

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## GROUND FLOOR OPTION 3: GARDEN FACING DINING ROOM

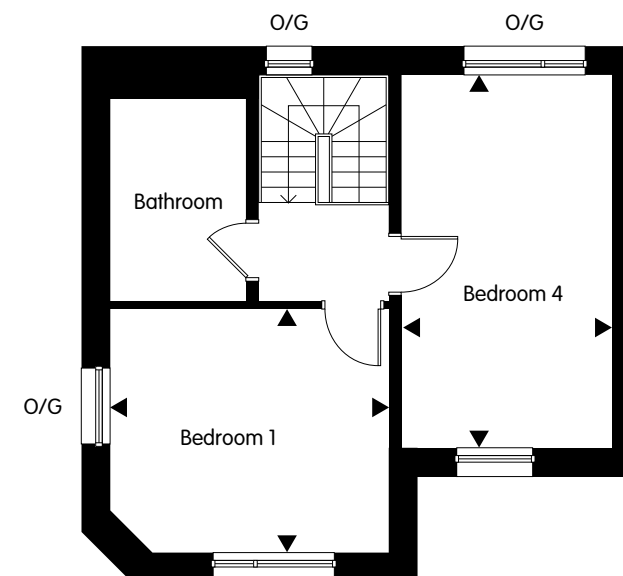
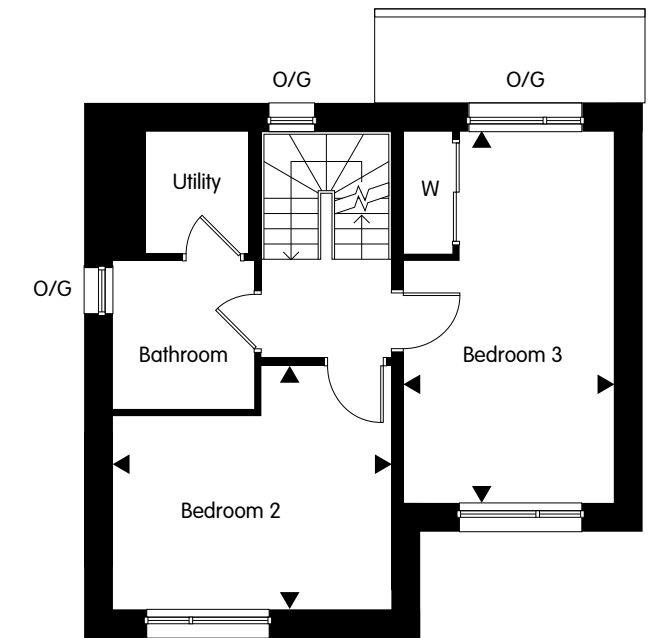
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## FIRST FLOOR: 3 BEDROOM

Drawing No. F01

Bedroom 2	4.07 x 3.56m	13'4" x 11'8"
Bedroom 3	3.04 x 5.42m	9'11" x 17'9"



## SECOND FLOOR: 4 BEDROOM

Drawing No. S02

Bedroom 1	4.07 x 3.56m	13'4" x 11'8"
Bedroom 4	3.04 x 5.42m	9'11" x 17'9"



Show home images are indicative only

# SPECIFICATION

## External Finishes

		Standard	Upgrade	Addition
<b>Window &amp; Door Colour</b>	Choice of UPVC Double Glazed Windows - 4 colour finishes with matching front door	●		
<b>Elevational Finishes</b>	Choice of 2 x Brick, 2 x Painted Brick or 2 x Tile Hung finishes	●		
<b>Roof Tile</b>	Choice of 2 Tile Colours	●		
<b>Patio</b>	450 x 450 Buff Paving Slabs to Rear Garden	●		
<b>Turf</b>	Rear Garden Laid to Turf	●		
<b>Parking</b>	Two Parking Spaces	●		

## Kitchen

		Standard	Upgrade	Addition
<b>Kitchen Doors</b>	Porto Matt Flush Doors with Handle Options in 10 Colours	●		
	Maida Gloss Flush Doors with Handle Options in 3 Colours		●	
	Elba Matt Flush Doors with Handle Options in 3 Colours		●	
	Zurich Gloss Handle Less Doors in 2 Colours		●	
	Kensington in 8 Colours		●	
<b>Kitchen Worktop</b>	Laminate worktop with upstand in 6 colours	●		
	Quartz worktop with upstand in 4 colours		●	
<b>Splashback to Hob</b>	Choice of 4 Glass Colours	●		
<b>Kitchen Tap</b>	Bristan Prism Chrome Mixer Tap	●		
	Bristan Artisan Chrome Mixer Tap		●	
	Boiling Water Tap - 2 options			●
<b>Kitchen Sink</b>	1 1/2 bowl Stainless Steel Sink	●		
	Undermounted 1 1/2 bowl Stainless Steel Sink (only available with Quartz Worktop)		●	
<b>Appliances</b>	Single Electric Oven	●	●	
	Ceramic Hob	●	●	
	Telescopic Cooker Hood	●		
	Integrated Fridge/Freezer	●	●	
	Integrated Dishwasher	●	●	
	Freestanding Washer/Dryer	●	●	
	Wine Cooler			●
<b>Recycling &amp; Waste Bin</b>	Integrated Waste Bins	●		

## Bathroom, Water Closet & Utility Room

		Standard	Upgrade	Addition
<b>Bathroom Vanity Unit</b>	White vanity unit with storage under sink to Bathroom	●		
<b>Accessories &amp; Mirrors</b>	Mirror to Wall above Basin in Bathroom	●		
	Chrome Toilet Roll Holder			●
	Mirror with Glass Shelf		●	
<b>Bath</b>	Roca The Gap Single Ended Bath	●		
	Glass Bath Screen	●		
<b>Basin</b>	Roca The Gap Semi Recessed or Wall Hung Basin	●		
	Roca Dama N Semi Recessed or Wall Hung Basin		●	
<b>Toilet</b>	Roca Debba Back to Wall with Soft Close Seat	●		
	Roca The Gap Back to Wall with Soft Close Seat		●	
<b>Basin Tap</b>	Bristan Atlas Medium Height Monoblock Lever Tap		●	
	Bristan Monoblock L90 Lever Tap		●	
<b>Bathroom Shower Valve</b>	Prism 3 Way Thermostatic Shower Valve	●		
	Puzzle 3 Way Thermostatic Shower Valve		●	
<b>Bathroom Shower Head</b>	Rainsense 200mm	●		
	Raindream 300mm		●	
<b>Bathroom Shower Enclosure</b>	Chrome framed shower enclosure with white shower tray	●		
<b>Wall Tiling Bathroom/Water Closet</b>	Ceramic Tiling laid to standard areas	●		
	Ceramic Tiling laid to full height			●
	Porcelain Tiling laid to standard areas		●	
	Porcelain Tiling laid to full height			●



# SPECIFICATION

## Flooring

		Standard	Upgrade	Addition
<b>Vinyl</b>	Forbo Novillon Classic in 4 Wood Effects	●		
<b>Allura Luxury Vinyl Tile</b>	Forbo Allura in 4 Wood Effects		●	
<b>Laminate</b>	Lifestyle Floors Chelsea Extra in 4 Wood Effects		●	
<b>Karndean Luxury Vinyl Tile</b>	Knight Tile in 4 Tiled Effects		●	
	Knight Tile in 4 Wood Effects		●	
<b>Tiled Floor</b>	Ceramic Tiling in 3 Finishes	●		
	Porcelain Tiling in 2 Finishes		●	
<b>Carpet</b>	Tomkinson Twist 80/20 40oz in 4 Colours	●		
	Cormar Oaklands 80/20 42oz in 4 Colours		●	
	Cormar Primo Excellence Elite 100% Polypropelene in 4 Colours		●	

## Heating & Electrical

		Standard	Upgrade	Addition
<b>Sockets &amp; Switches</b>	White Sockets and Switches Throughout	●		
	Brushed Chrome Socket and Switches Throughout		●	
<b>LED Downlights</b>	White Bezel Downlights to Hall, Landing, Cloakroom, Bathroom, Ensuite, Kitchen, Lounge and Dining	●		
<b>Kitchen Under Unit Lighting</b>	LED Downlights beneath Kitchen Wall Units	●		
<b>Pendant Lights</b>	Pendant Light to All Bedrooms	●		
<b>Smoke Detector</b>	Electrically installed with battery back up	●		
<b>Shaver Socket</b>	White shaver socket to Bathroom & En-suite (Brushed Chrome Upgrade Available)	●	●	
<b>External Lights</b>	Brushed Chrome Light to Front Door and Rear Garden	●		
<b>TV Sockets</b>	TV points to Lounge, Dining area and all Bedrooms with sockets in White (Brushed Chrome Upgrade Available). Additional SAT/FM/Broadband combined in the living room TV point only	●	●	
<b>Internet</b>	Ultra fast fibre optic broadband connectivity to Virgin Media or BT* with sockets in White (Brushed Chrome Upgrade Available)	●	●	
<b>Telephone</b>	Telephone Sockets in White installed to Hall, Kitchen, Lounge and Bedroom 1 with sockets in White (Brushed Chrome Upgrade Available)	●	●	
<b>Mechanical Ventilation &amp; Heat Recovery</b>	MVHR Unit to recirculate air throughout house	●		
<b>Heating</b>	Central heating throughout	●		
<b>Heated Towel Rail</b>	Chrome Heated Towel Rail to Bathrooms	●		

## Internal Finishes

		Standard	Upgrade	Addition
<b>Carpentry Finishes</b>	Square Edge Skirting, Architraves and Stair Spindles painted white	●		
<b>Internal Decoration</b>	White painted walls & ceilings	●		
<b>Internal Doors</b>	Paintgrade Plus Fully Finished	●		
	4 Panel Smooth White Fully Finished		●	
	2 Stile Oak		●	
<b>Portico Sliding Door Wardrobe</b>	In Bedroom 1			●
	In Bedroom 2			●
	In Bedroom 3			●
	In Bedroom 4			●

## Warranty

		Standard	Upgrade	Addition
<b>BLP - Building Lifepans Ltd</b>	10 year warranty	●		
<b>NU living Warranty</b>	2 year warranty for internal house area	●		

### Standard Specification:

Ceramic Tiles

Bathroom: Full Height to Bath and Vanity Upstand

Bathroom: Full Height to Shower Enclosure, Splashback to Basin

Water Closet: Splashback to Basin

Vinyl Flooring laid to Hall, Kitchen, Dining and Lounge.

Carpet to Stairs, Landing & Bedrooms.

Ceramic Tiles to Bathrooms & Cloakroom

\* Purchaser subscription required. Data speeds subject to service provider

# ABOUT NU LIVING

NU living is a design-led, innovative developer with an ethical stance, committed to putting customers first and providing homes that reflect 21st Century expectations and lifestyles.

We put a huge amount of thought into planning, landscaping and building to ensure that our developments not only look good inside and out, but they feel like home. NU living is making a difference to individuals, couples and families, creating homes people love, in places where they want to build their futures. Quite simply, we build, regenerate and sustain communities from the profits that we make from the sale of our homes.

Unlike other private developers, all profits from the sales of our homes are reinvested within Swan Group to fund the next project to provide quality affordable homes for hundreds of new residents. You can feel happy and proud that the purchase of your NU living home is also contributing to the regeneration of homes and communities for others.

Innovation and flexibility backed with experience and integrity are the cornerstones of the NU living ethos. We are regeneration experts, with experienced staff working collaboratively with our partners and suppliers towards one common goal.

## Visit the Beechwood Marketing Suite

Beechwood Marketing Suite  
109 The Fryth  
Basildon  
SS14 3PE

[www.beechwood-nuliving.co.uk](http://www.beechwood-nuliving.co.uk)  
[beecewood@nuliving.co.uk](mailto:beecewood@nuliving.co.uk)  
020 3369 0171



NU living is a trading name of Swan New Homes Limited.  
Company Reg No 5207468. Registered office: Pilgrim House,  
High Street, Billericay, Essex, CM12 9XY. NU living, part of the  
Swan Group, is the authorised selling agent for Swan Housing  
Association Shared Ownership new build homes.



360 Barking



Landmark, Laindon



Blackwall Reach

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