

# Terrace Floorplans



# CHOICES, CHOICES

If you've ever viewed a house and thought it would be just perfect if only you could magic up an extension, an extra bedroom or a feature window, 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 free flowing spaces or closed off private areas as well as the option to have your lounge 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 TERRACE HOUSE

The Terrace House offers further living space choices, comprised of 2-storey, three or four bedroom homes. Choose whether to have your kitchen at the front or rear of the house.

## Terrace House Options Overview

	Included	£
3 Bedroom	•	
4 Bedroom		•
3 Bedroom Extended		•
4 Bedroom Extended		•
2 x Parking Spaces	•	
Kitchen/Dining to the front	•	
Kitchen/Dining to the rear	•	
Feature Window to Master Bedroom (4 bedroom option only)		•

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



Computer generated images are indicative only



# CHOOSE YOUR PLOT

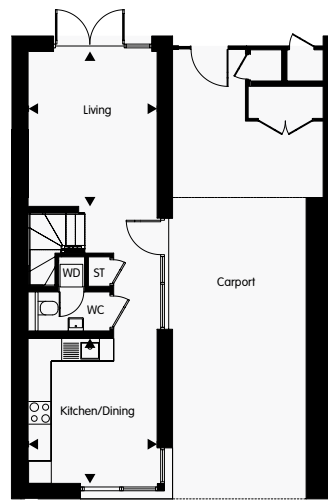


# TERRACE HOUSE: CHOOSE YOUR FLOORPLAN

● STANDARD OPTIONS

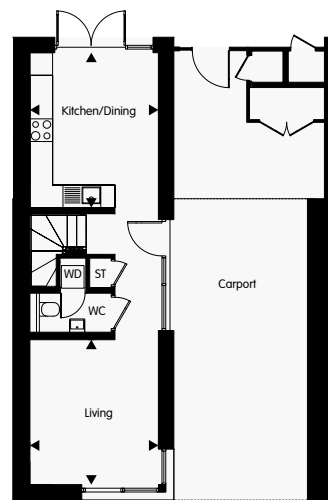
● ADDITIONAL OPTION

## GROUND FLOOR OPTIONS



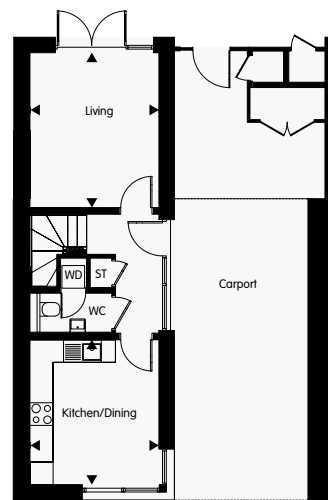
**1. OPEN PLAN GARDEN FACING LIVING ROOM**

Drawing No. T-G01



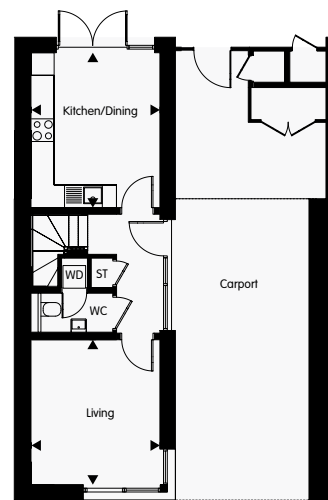
**2. OPEN PLAN GARDEN FACING KITCHEN**

Drawing No. T-G02



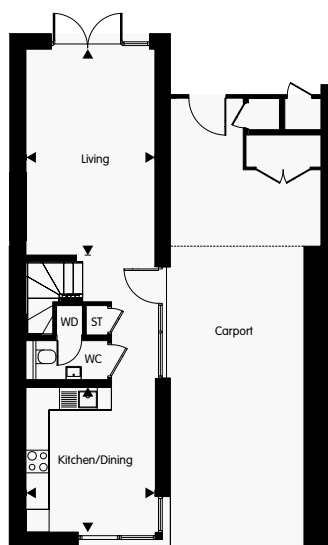
**3. GARDEN FACING LIVING ROOM**

Drawing No. T-G03



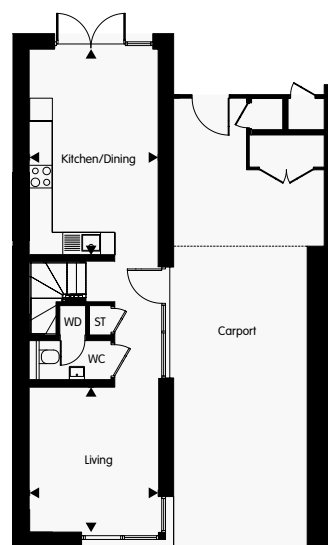
**4. GARDEN FACING KITCHEN**

Drawing No. T-G04



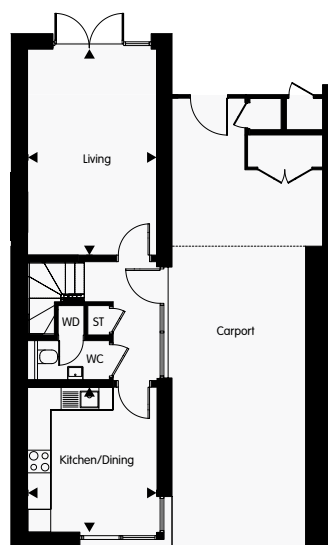
**5. OPEN PLAN EXTENDED GARDEN FACING LIVING ROOM**

Drawing No. T-G05



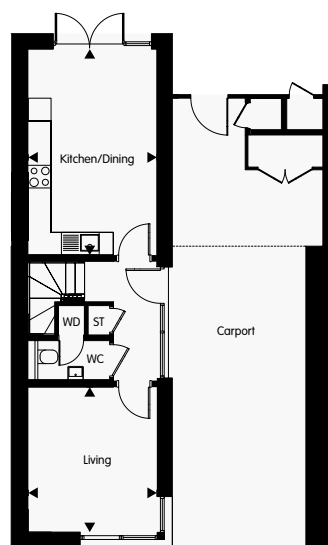
**6. OPEN PLAN EXTENDED GARDEN FACING KITCHEN**

Drawing No. T-G06



**7. EXTENDED GARDEN FACING LIVING ROOM**

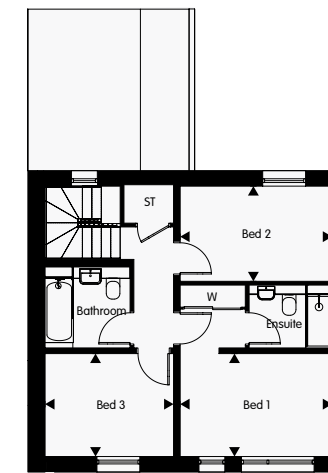
Drawing No. T-G07



**8. EXTENDED GARDEN FACING KITCHEN**

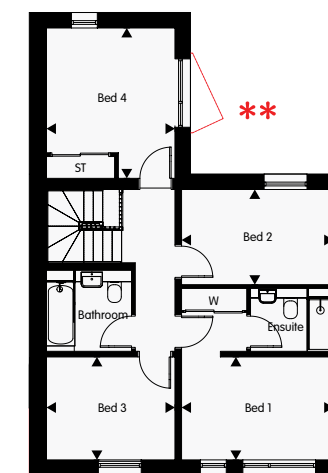
Drawing No. T-G08

## FIRST FLOOR



**1. 3 BEDROOM**

Drawing No. T-F01



**2. 4 BEDROOM**

Drawing No. T-F02

## TERRACE HOUSE SIZES

	Sq m	Sq ft
3 Bedroom Standard	93.3	1004
4 Bedroom Standard	107.8	1160
3 Bedroom Extended	97.9	1053
4 Bedroom Extended	112.4	1210

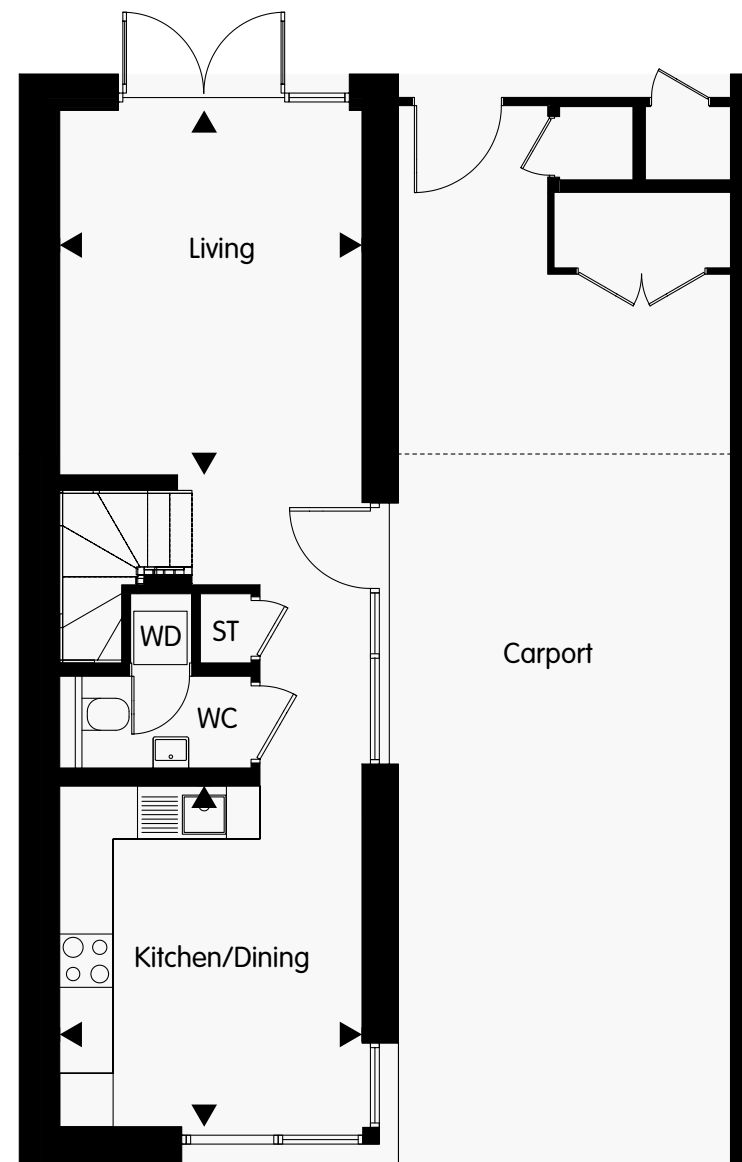
**\*\* OPTIONAL BAY WINDOW (TO 4 BEDROOM OPTION ONLY)**



# GROUND FLOOR OPTIONS

## 1. OPEN PLAN GARDEN FACING LIVING ROOM

Drawing No. T-G01

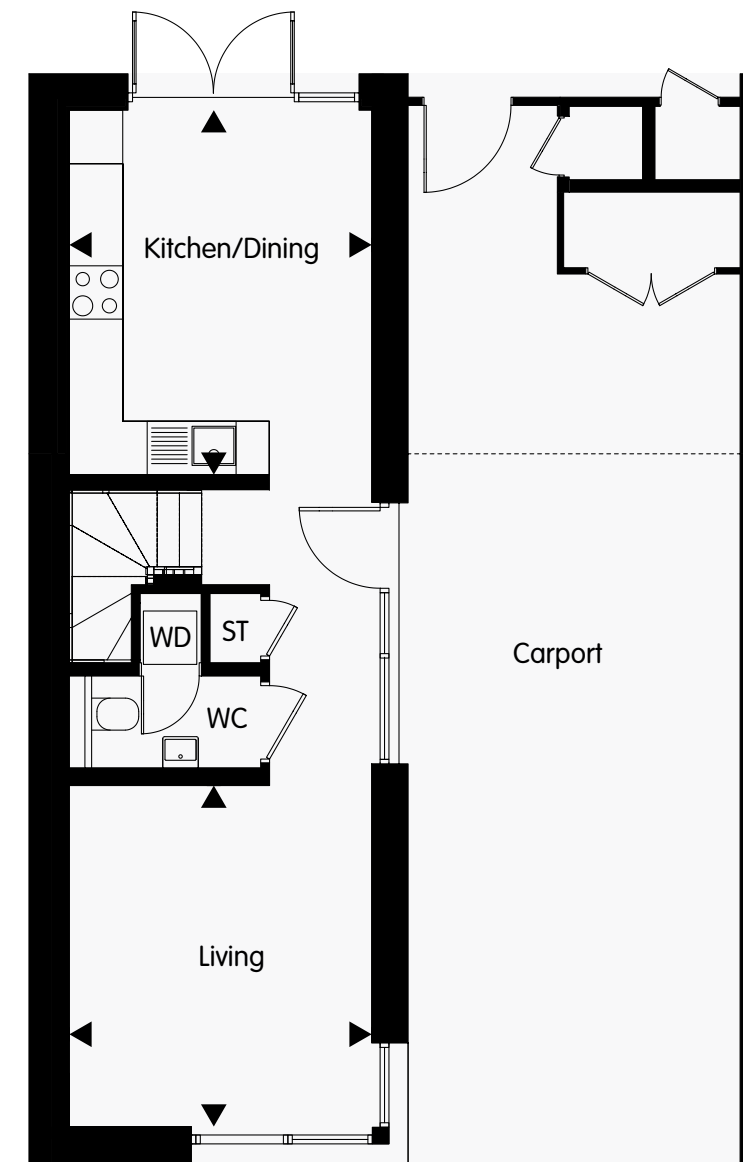


Kitchen / Dining	3.47 x 4.01m	11'3" x 13'1"
Living	3.47 x 4.17m	11'3" x 13'6"

■ Standard  
■ Additional Option  
 ST Store  
 WD Washer/Dryer

## 2. OPEN PLAN GARDEN FACING KITCHEN

Drawing No. T-G02

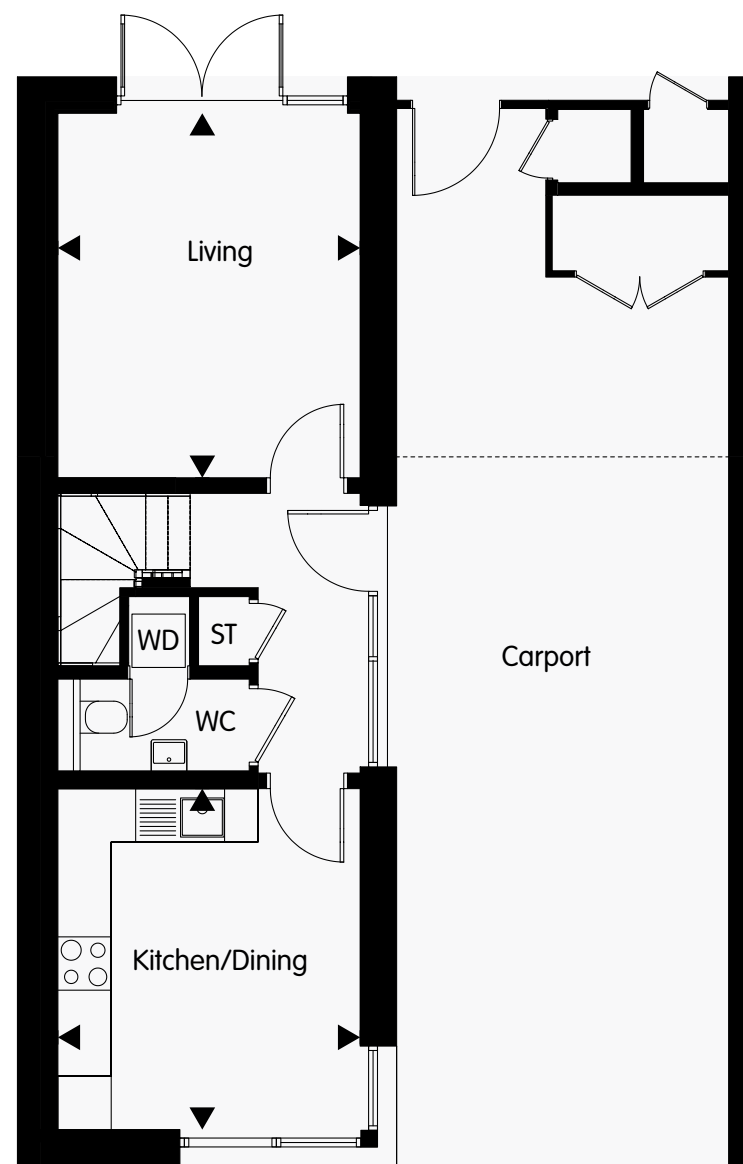


Kitchen / Dining	3.47 x 4.17m	11'3" x 13'6"
Living	3.47 x 4.01m	11'3" x 13'1"

■ Standard  
■ Additional Option  
 ST Store  
 WD Washer/Dryer

### 3. GARDEN FACING LIVING ROOM

Drawing No. T-G03

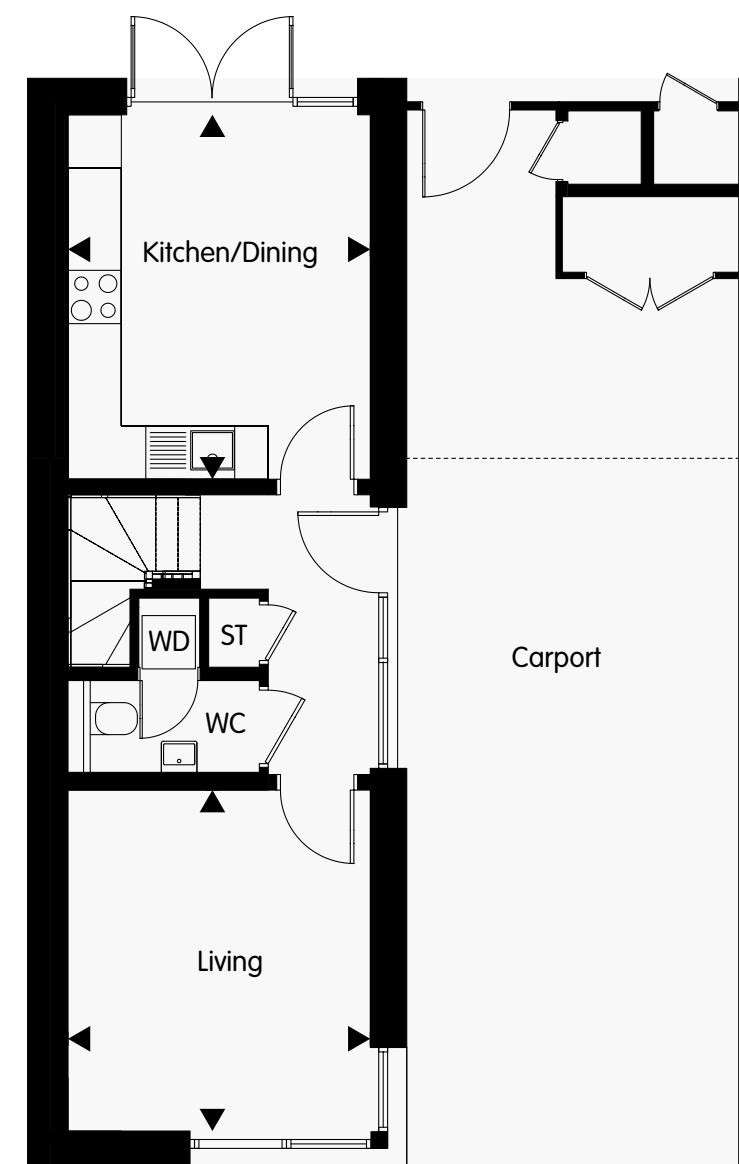


Kitchen / Dining	3.47 x 4.01m	11'3" x 13'1"
Living	3.47 x 4.17m	11'3" x 13'6"

- Standard
- Additional Option
- ST Store
- WD Washer/Dryer

### 4. GARDEN FACING KITCHEN

Drawing No. T-G04



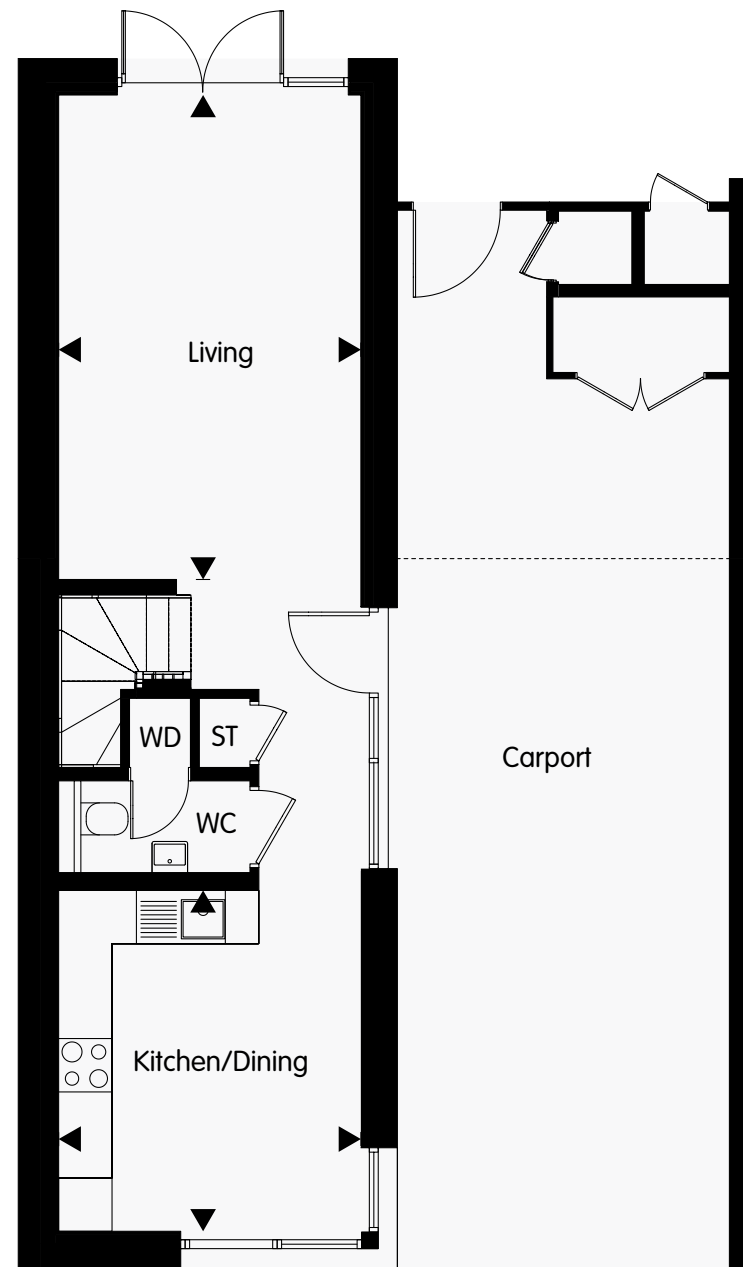
Kitchen / Dining	3.47 x 4.17m	11'3" x 13'6"
Living	3.47 x 4.01m	11'3" x 13'1"

- Standard
- Additional Option
- ST Store
- WD Washer/Dryer



## 5. OPEN PLAN EXTENDED GARDEN FACING LIVING ROOM

Drawing No. T-G05

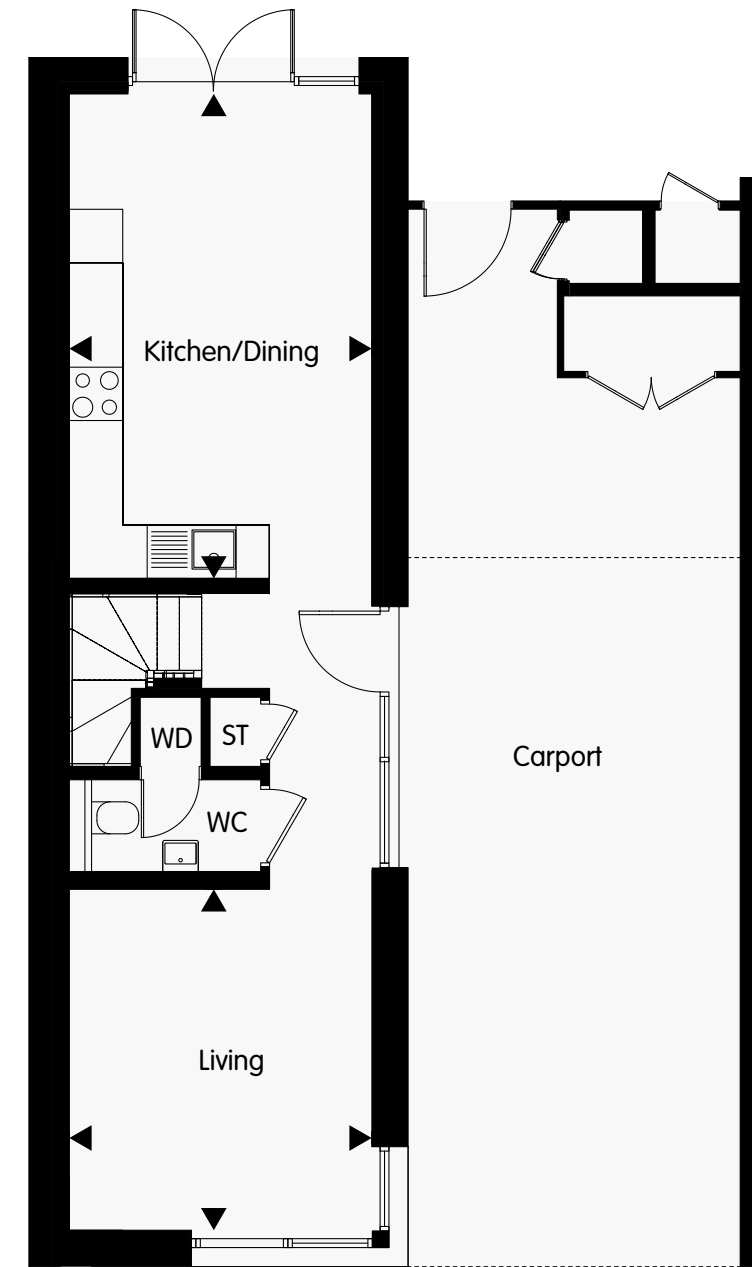


Kitchen / Dining	3.47 x 4.01m	11'3" x 13'1"
Living	3.47 x 5.52m	11'3" x 18'11"

■ Standard  
■ Additional Option  
 ST Store  
 WD Washer/Dryer

## 6. OPEN PLAN EXTENDED GARDEN FACING KITCHEN

Drawing No. T-G06

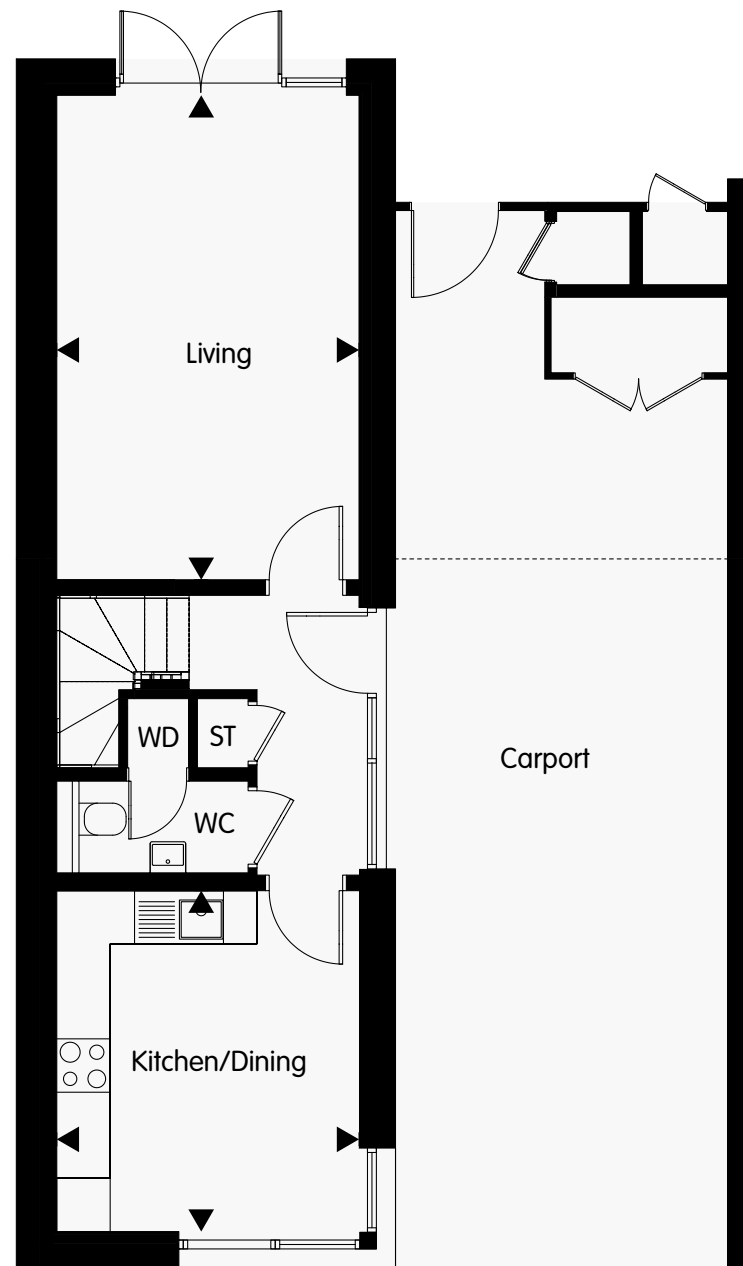


Kitchen / Dining	3.47 x 5.52m	11'3" x 18'11"
Living	3.47 x 4.01	11'3" x 13'1"

■ Standard  
■ Additional Option  
 ST Store  
 WD Washer/Dryer

## 7. EXTENDED GARDEN FACING LIVING ROOM

Drawing No. T-G07

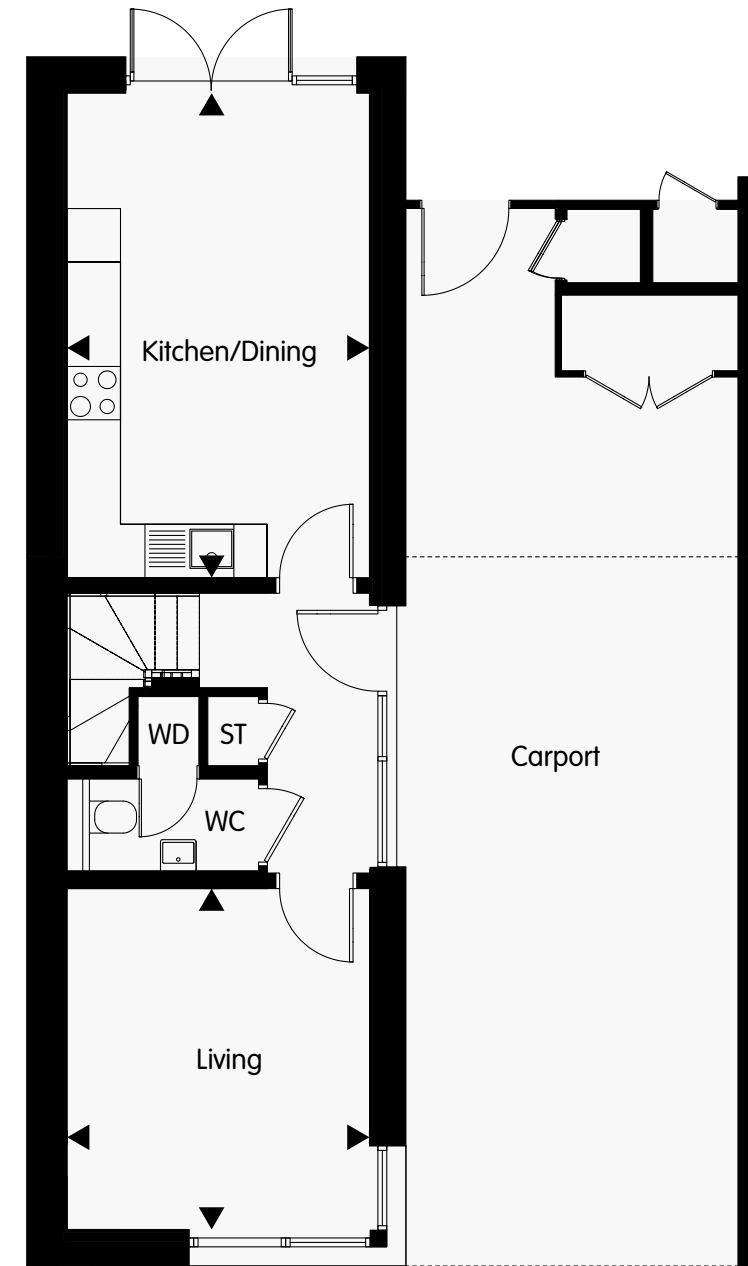


Kitchen / Dining	3.47 x 4.01m	11'3" x 13'1"
Living	3.47 x 5.52	11'3" x 18'11"

■ Standard  
■ Additional Option  
 ST Store  
 WD Washer/Dryer

## 8. EXTENDED GARDEN FACING KITCHEN

Drawing No. T-G08



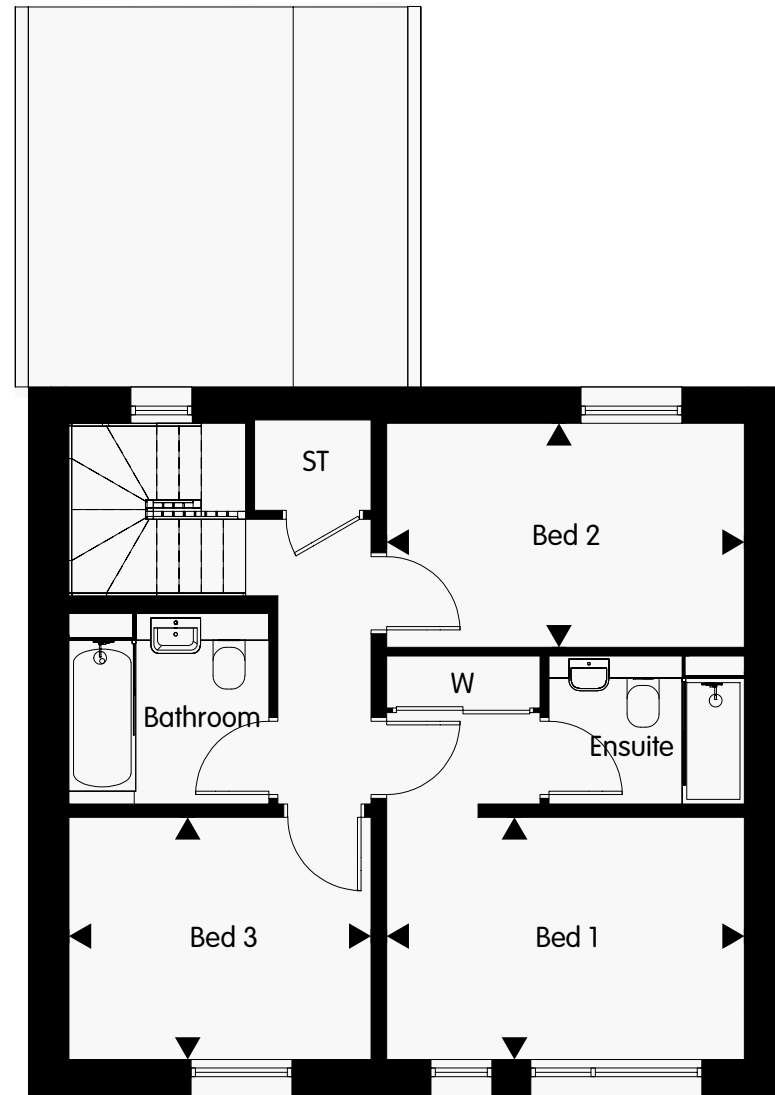
Kitchen / Dining	3.47 x 5.52m	11'3" x 18'11"
Living	3.47 x 4.01m	11'3" x 13'1"

■ Standard  
■ Additional Option  
 ST Store  
 WD Washer/Dryer

# FIRST FLOOR OPTIONS

## 1.3 BEDROOM

Drawing No. T-F01

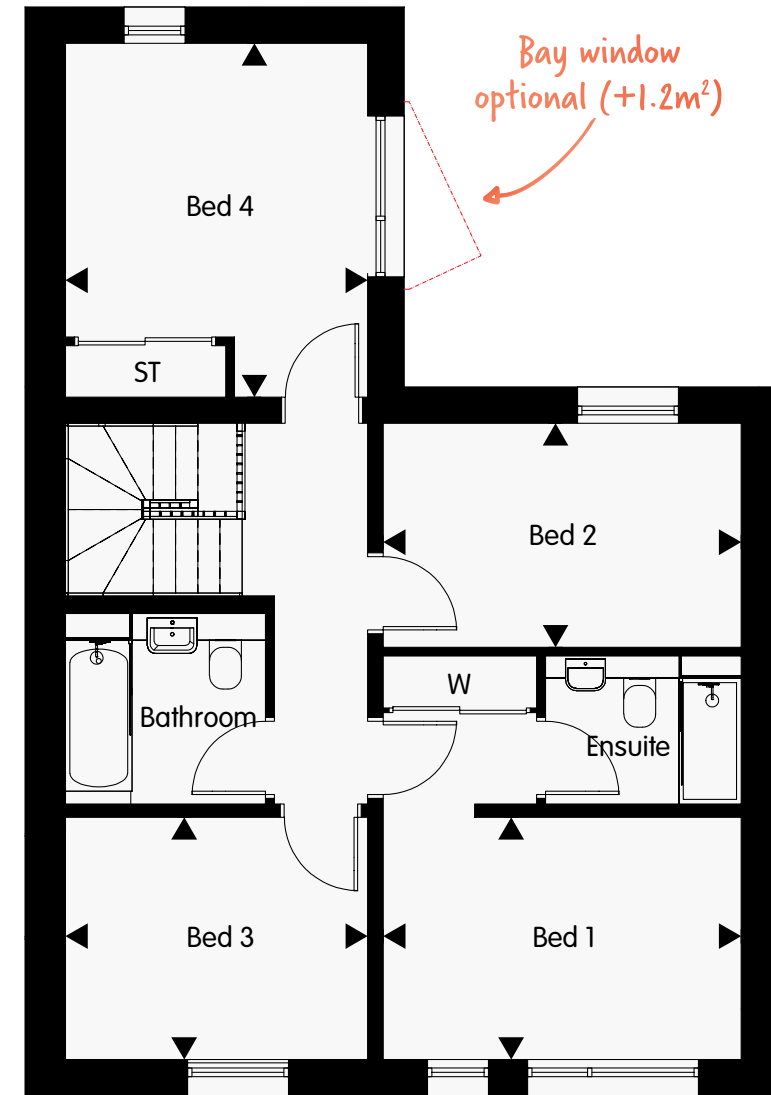


Bedroom 1	4.10 x 2.84m	13'4" x 9'3"
Bedroom 2	4.10 x 2.56m	13'4" x 8'3"
Bedroom 3	3.47 x 2.84m	11'3" x 9'3"

■ Standard  
■ Additional Option  
 ST Store  
 W Wardrobe

## 2.4 BEDROOM

Drawing No. T-F02



Bedroom 1	4.10 x 2.84	13'4" x 9'3"
Bedroom 2	4.10 x 2.56m	13'4" x 8'3"
Bedroom 3	3.47 x 2.84m	11'3" x 9'3"
Bedroom 4	3.47 x 4.07m	11'3" x 13'3"

■ Standard  
■ Additional Option  
 ST Store  
 W Wardrobe

# 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>Elevation 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>Feature Bedroom Window</b>	Feature Window to Bedroom 4		●	
<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>	Vita Matt Flush Doors with Handle Options in 3 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		●	
<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 Thyme Chrome Mixer Tap		●	
	Franke 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, Ensuite & Cloakroom

		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 Ensuite & Bathroom	●		
	Chrome Toilet Roll Holder	●		
	Mirror with Glass Shelf		●	
	Wall Mounted Rotating Mirror		●	
<b>Bath</b>	Roca The Gap Single Ended Bath	●		
	Roca Sitges Double 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>Ensuite Shower Valve</b>	Victoria T Column Thermostatic Shower Set	●		
	Even-T Column Thermostatic Shower Set		●	
<b>Ensuite Shower Enclosure</b>	Chrome framed shower enclosure with white shower tray	●		
<b>Wall Tiling Bathroom/Ensuite/Cloakroom</b>	450 x 450 Ceramic Tiling in 3 Finishes laid to standard areas	●		
	450 x 450 Ceramic Tiling in 3 Finishes laid to full height			●
	450 x 450 Porcelain Tiling in 2 Finishes laid to standard areas		●	
	450 x 450 Porcelain Tiling in 2 Finishes laid to full height			●
	300 x 600 Porcelain Tiling in 2 Finishes laid to standard areas		●	
	300 x 600 Porcelain Tiling in 2 Finishes laid to full height			●
	450 x 450 Ceramic Tiling in 3 Finishes laid to half height			●
	450 x 450 Porcelain Tiling in 2 Finishes laid to half height			●
300 x 600 Porcelain Tiling in 2 Finishes laid to half height			●	



## 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>	450 x 450 Ceramic Tiling in 3 Finishes	●		
	450 x 450 Porcelain Tiling in 2 Finishes		●	
	600 x 600 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		●	
<b>Heating &amp; Electrical</b>				
<b>Sockets &amp; Switches</b>	White Sockets and Switches Throughout	●		
	Brushed Chrome Socket and Switches Throughout		●	
<b>DIY Security Alarm</b>	Smart Home Alarm Kit			●
	Smart Home Alarm & View Kit			●
	Smart Home Alarm, View & Control Kit			●
<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 & Ensuite (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 Bathroom and Ensuite	●		

## 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>	White Flush Internal Door with Lever on Rose Brushed Chrome Handle	●		
	Silsden Smooth ??? Internal Door with Lever on Rose Brushed Chrome Handle		●	
	White Four Panel Internal Door with Lever on Rose Brushed Chrome Handle		●	
	Stile Oak Internal Door with Lever on Rose Brushed Chrome Handle		●	
<b>Portico Sliding Door Wardrobe</b>	Grey Mirror with Silver Handle and Cashmere Carcase to Bedroom 1	●		
	Coloured Glass with Silver Handle		●	
	Grey Mirror with Silver Handle and Cashmere Carcase to other bedrooms			●
	Coloured Glass with Silver Handle to other bedrooms			●
<b>Curtains &amp; Blinds</b>	Roman Blinds			●
	Curtains			●
	Roller Blinds			●
	Venetian Blinds			●

## Warranty

<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  
 Ensuite: Full Height to Shower Enclosure, Splashback to Basin  
 Cloakroom: Splashback to Basin

Vinyl Flooring laid to Hall, Kitchen, Dining and Lounge.  
 Carpet to Stairs, Landing & Bedrooms.  
 Ceramic Tiles to Bathroom, Ensuite & 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

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[beecewood@nuliving.co.uk](mailto:beecewood@nuliving.co.uk)  
020 3369 0171



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360 Barking



Claybury View



Blackwall Reach



Working in partnership with



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Communities  
Agency

**Basildon Council**  
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