



Silk Row

BY CROUDACE HOMES,
BRAINTREE

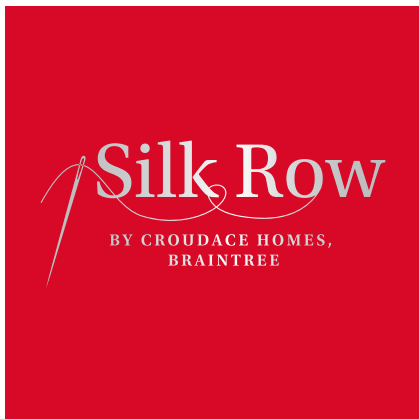
[croudacehomes](https://www.croudacehomes.com)



5 STAR AWARD WINNING HOME BUILDER

Croudace Homes is delighted to have been awarded an HBF 5 Star Home Builder Customer Satisfaction Award for the twelfth year running. More than 9 out of 10 of our customers would recommend our homes to their friends.

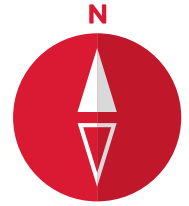




SILK ROW IS A CHARMING NEW DEVELOPMENT OF
2, 3 AND 4 BEDROOM HOMES IN BRAINTREE,
A WELCOMING TOWN ON THE EDGE OF RURAL NORTH ESSEX.

GENERAL DEVELOPMENT LAYOUT

Each home within Silk Row is considered in design, generous in proportion and gives peace of mind with the distinctive high quality specification and service offered by a Croudace built home.



Sold Car Port



SOLD

THE WESTBOURNE
4 BEDROOM HOME
PLOTS 26, 32 & 74



SOLD

THE CHAILEY
4 BEDROOM HOME
PLOTS 33 & 34



SOLD

THE CRANBROOK
4 BEDROOM HOME
PLOTS 6, 7, 23, 24, 36, 37, 40 & 41



SOLD

THE BEAZLEY
3 BEDROOM HOME
PLOTS 5, 15, 16, 19, 20, 21, 27, 35 & 78



THE SHIPTON
3 BEDROOM HOME
PLOTS 8, 9, 10, 13, 14, 38, 42, 79 & 80



THE CHALGROVE
3 BEDROOM HOME
PLOTS 22, 39, 65, 69, 77 & 81



SOLD

THE BRIGHTWELL
3 BEDROOM HOME
PLOTS 25 & 71



SOLD

THE UPTON
2 BEDROOM HOME
PLOTS 11, 12, 28, 29, 30, 31, 66, 70, 72, 73, 75 & 76



SOLD

THE ASHBANK
2 BEDROOM HOME
PLOTS 17, 18, 61, 62, 63, 64, 67 & 68



HARLINGTON COURT
2 BEDROOM HOME
PLOTS 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59 & 60



COURTAULD HOUSE
1 BEDROOM HOME
PLOTS 1, 2, 3 & 4

THE SHIPTON

3 BEDROOM HOME



MODERN KITCHEN SPACE

- Paula Rosa Manhattan designed Kitchen
- High quality furniture with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Chimney extractor hood
- Stainless steel single electric oven
- Induction hob with glass splashback
- Space for fridge/freezer
- Integrated washing machine

DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors
- Built-in wardrobe to Principal Bedroom

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathroom, En Suite and Cloakroom
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles
- Heated towel radiators

SECURITY AND PEACE OF MIND

- Brick and block construction
- LABC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom and En Suite†
- Satellite dish provided & wired for Sky Q to Living Room (subscription required)
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and Principal Bedroom

EXTERNAL FEATURES

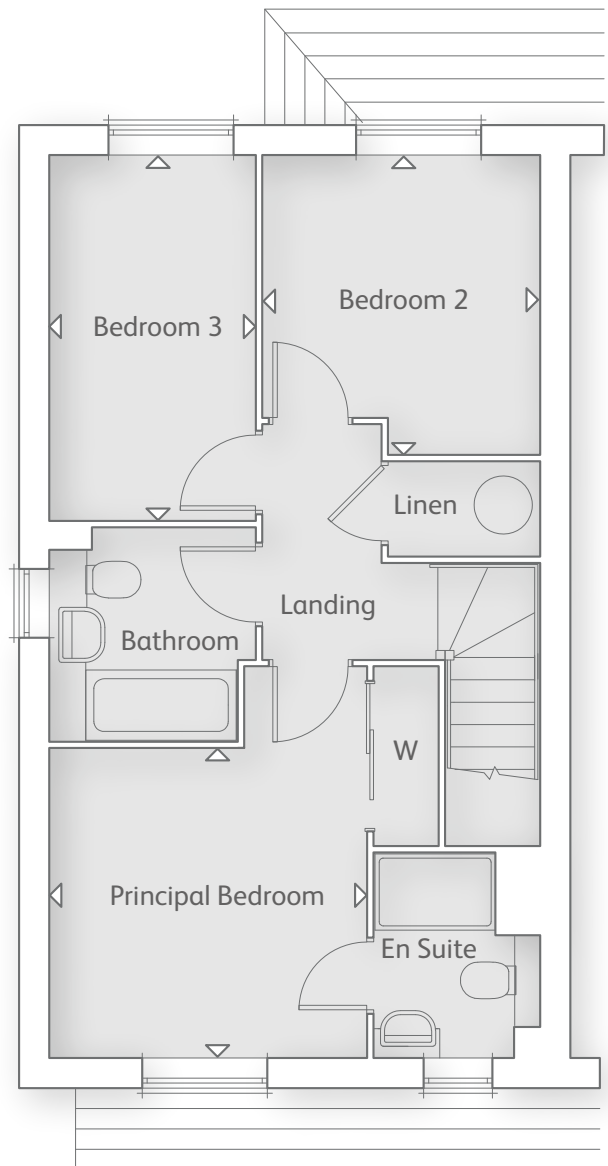
- Timber framed car port
- Driveway Parking
- External power point, EV ready (subject to layout)
- Outdoor patio space with gated access
- Cycle store
- Wireless doorbell
- Motion activated front entrance light
- Easy clean hinges to all windows above ground floor level
- Slate tile door number
- Slim space saver water butt



GROUND FLOOR

Kitchen/Dining Area
 4.84m x 3.44m 15' 10" x 11' 3"

Living Room
 5.38m x 3.82m 17' 7" x 12' 6"



FIRST FLOOR

Principal Bedroom
 3.11m x 3.03m 10' 2" x 9' 11"

Bedroom 2
 2.93m x 2.71m 9' 7" x 8' 10"

Bedroom 3
 3.59m x 2.00m 11' 9" x 6' 6"

THE CHALGROVE

3 BEDROOM HOME



MODERN KITCHEN SPACE

- Paula Rosa Manhattan designed Kitchen
- High quality furniture with soft close doors/drawers and LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Chimney extractor hood
- Stainless steel single electric oven
- Induction hob with glass splashback
- Space for fridge/freezer
- Integrated washing machine

DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors
- Built-in wardrobe to Principal Bedroom

QUALITY BATHROOM, EN SUITE AND CLOAKROOM

- Handmade British Quality Bathrooms by Utopia
- Fitted furniture to Bathroom and En Suite
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles
- Heated towel radiators

SECURITY AND PEACE OF MIND

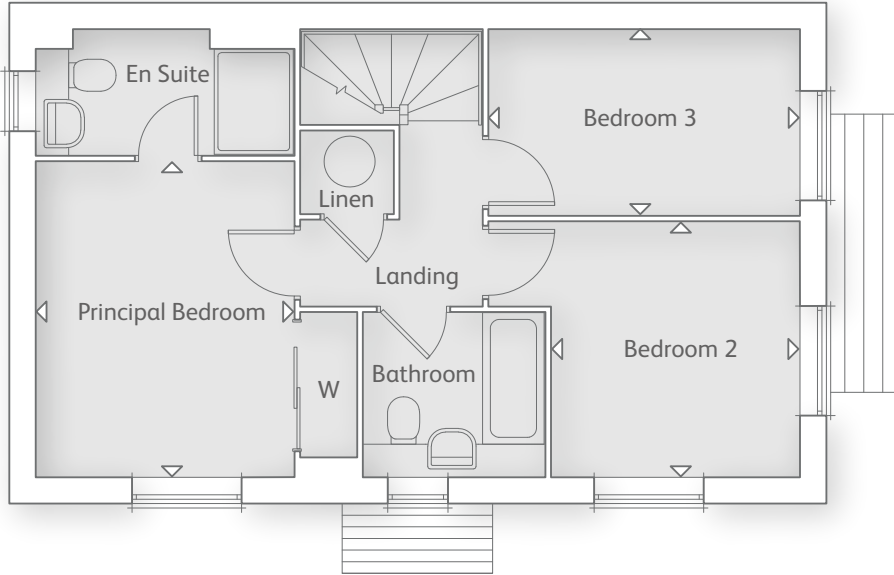
- Brick and block construction
- LABC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows and French casement doors†

ELECTRICAL AND COMFORT

- LED downlights to Hall, Landing, Kitchen/Dining Area, Bathroom and En Suite†
- Satellite dish provided & wired for Sky Q to Living Room (subscription required)
- TV point to Living Room, Kitchen/Dining Area and all bedrooms
- Cat 6 Home Network points to Living Room and Principal Bedroom

EXTERNAL FEATURES

- Timber framed car port
- Driveway Parking
- External power point, EV ready (subject to layout)
- Outdoor patio space with gated access
- Cycle store
- Wireless doorbell
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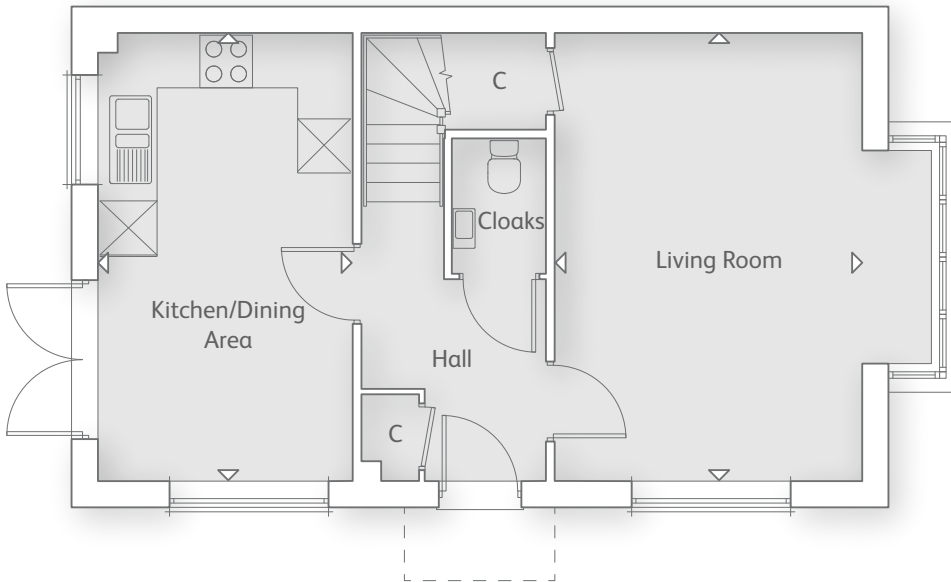


FIRST FLOOR

Principal Bedroom
 3.54m x 2.89m 11' 7" x 9' 5"

Bedroom 2
 2.85m x 2.77m 9' 4" x 9' 1"

Bedroom 3
 3.49m x 2.08m 11' 5" x 6' 9"



GROUND FLOOR

Kitchen/Dining Area
 5.04m x 2.84m 16' 6" x 9' 3"

Living Room
 5.04m x 3.44m 16' 6" x 11' 3"

HARLINGTON COURT

2 BEDROOM HOME



MODERN KITCHEN SPACE

- High-quality Omega Kitchen, made in Yorkshire, with soft close doors/drawers and recessed LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Chimney extractor hood
- Stainless steel single electric oven
- Induction hob with glass splashback
- Space for fridge/freezer
- Integrated washing machine

DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors
- Built-in wardrobe to Principal Bedroom

QUALITY BATHROOM AND EN SUITE

- Handmade British Quality Bathroom by Utopia
- Fitted furniture to Bathroom and En Suite
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Shower enclosure with thermostatic shower in En Suite
- Ceramic wall tiles
- Heated towel radiator

SECURITY AND PEACE OF MIND

- Brick and block construction
- LABC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows
- Video entry system

ELECTRICAL AND COMFORT

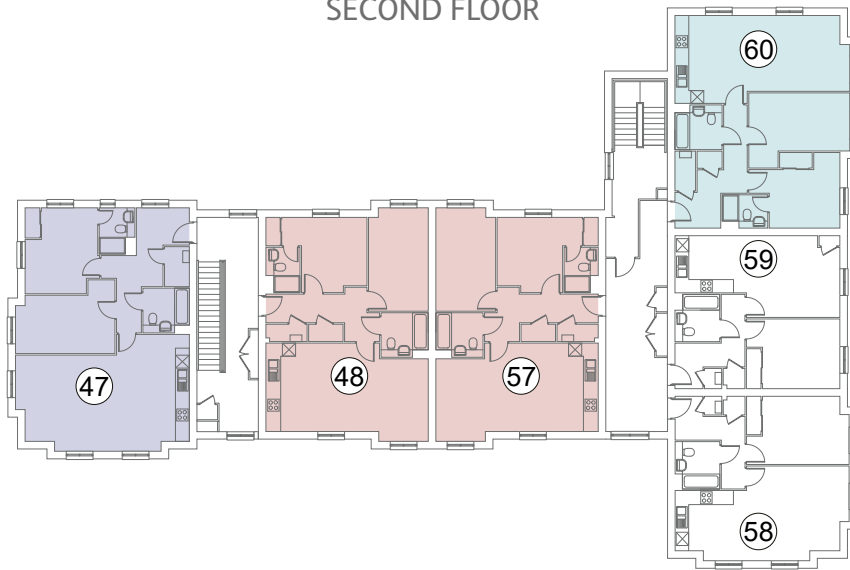
- LED downlights to Hall, Kitchen, Bathroom and En Suite¹
- Pendant lights to Living/Dining Area and all Bedrooms
- Satellite dish provided & wired for Sky Q to Kitchen/Living/Dining Area (subscription required)
- TV point to Kitchen/Living/Dining Area and Principal Bedroom
- Cat 6 Home Network points to Kitchen/Living/Dining Area and Principal Bedroom

EXTERNAL FEATURES

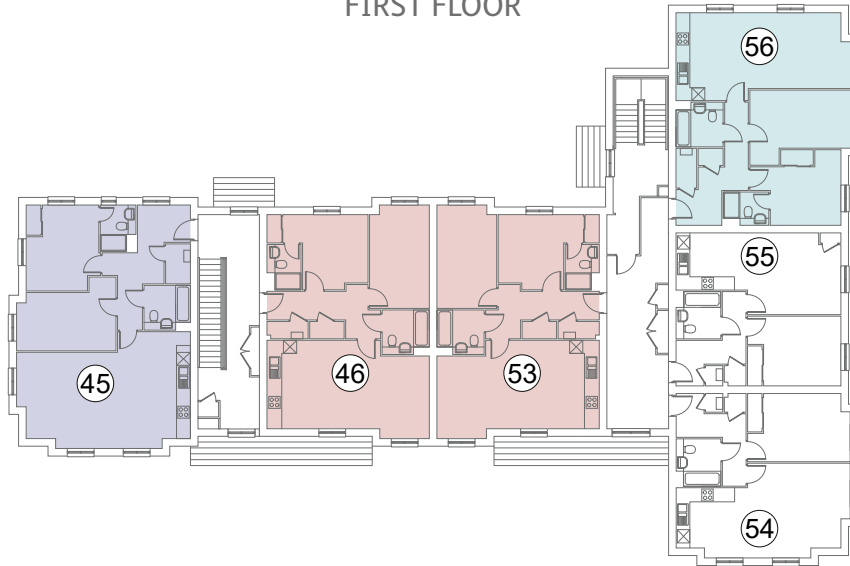
- Two allocated parking spaces
- External power point, EV ready (subject to layout)
- Easy clean hinges to all windows (above ground floor level)

■ STYLE A ■ STYLE B ■ STYLE C

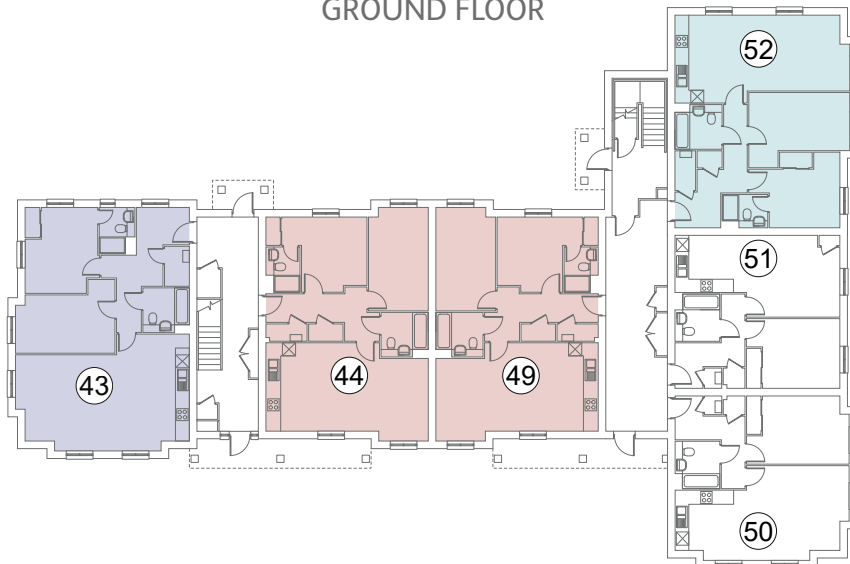
SECOND FLOOR

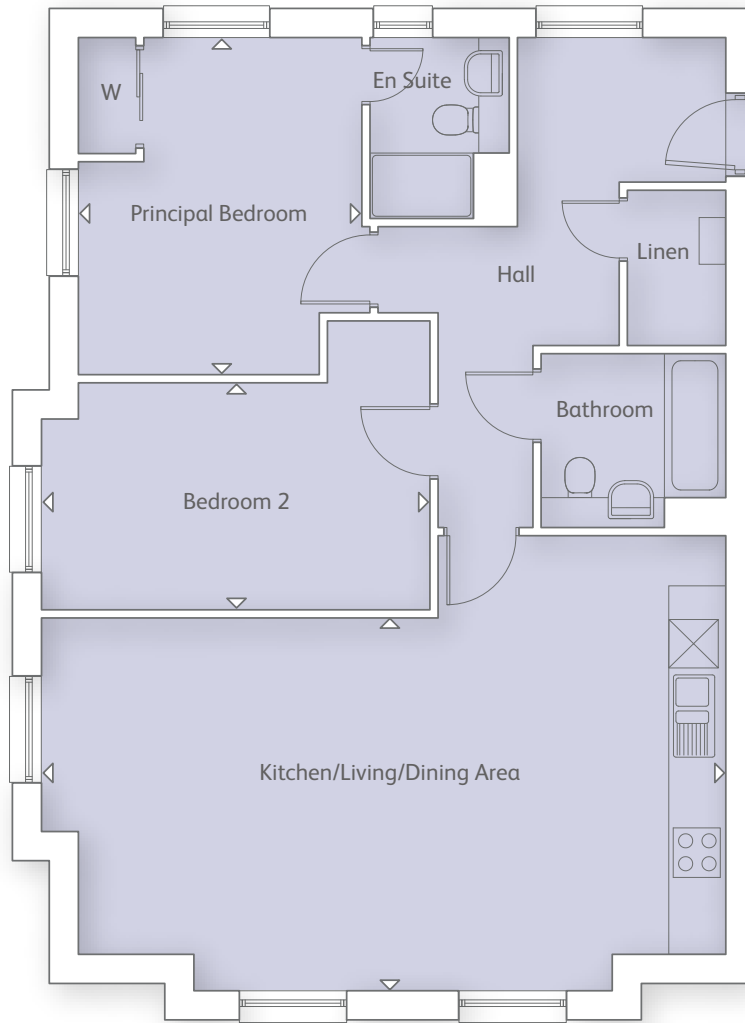


FIRST FLOOR



GROUND FLOOR



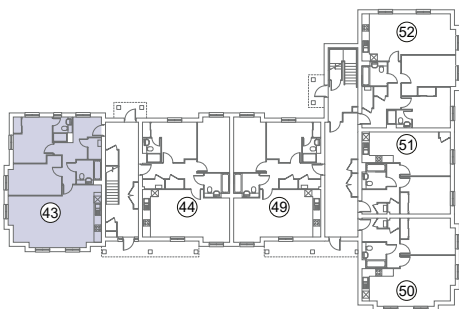


STYLE A - GROUND FLOOR

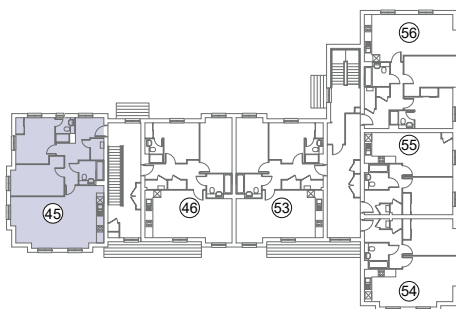
Kitchen/Living/Dining Area
7.55m x 4.87m 24' 9" x 15' 11"

Principal Bedroom
3.28m x 3.92m 10' 9" x 12' 10"

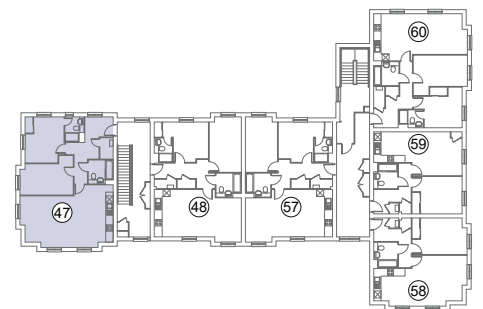
Bedroom 2
4.54m x 2.62m 14' 10" x 8' 7"



GROUND FLOOR

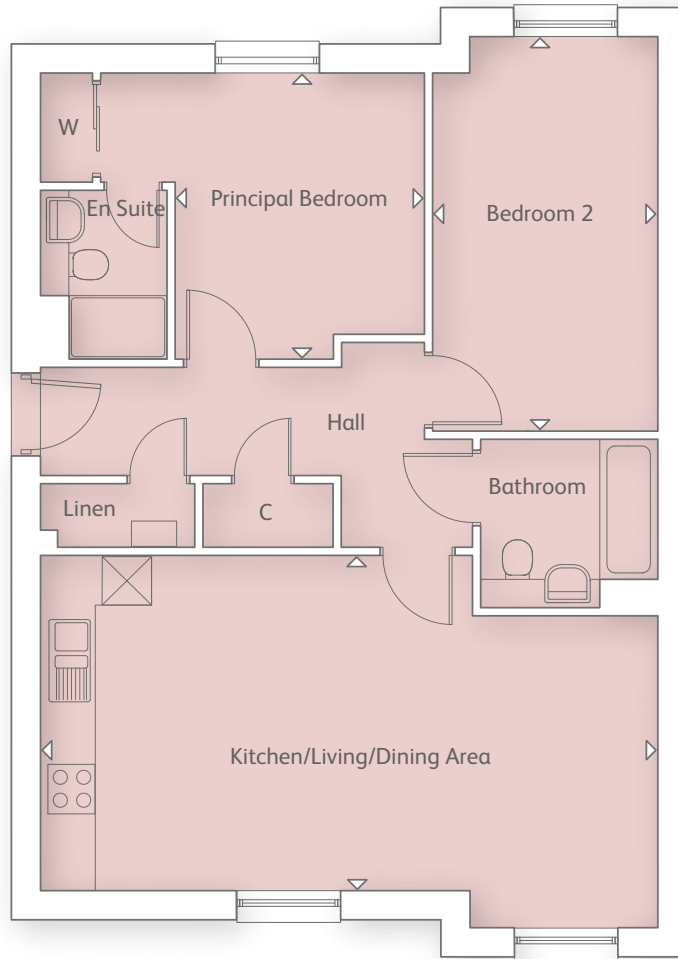


FIRST FLOOR



SECOND FLOOR

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. +Where applicable/practicable.
For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.

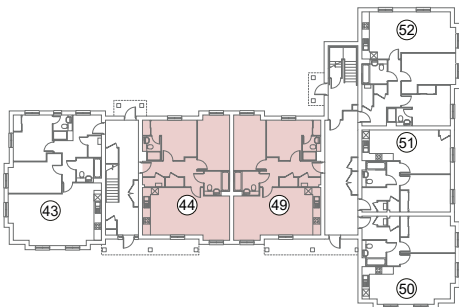


STYLE B - GROUND FLOOR

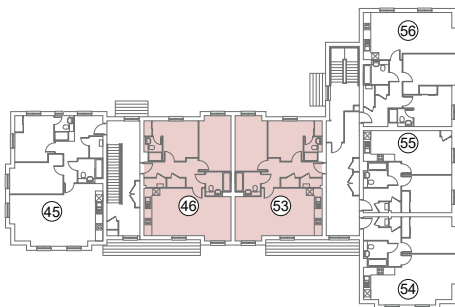
Kitchen/Living/Dining Area
7.45m x 4.02m 24' 5" x 13' 2"

Principal Bedroom
2.98m x 3.10m 9' 9" x 10' 1"

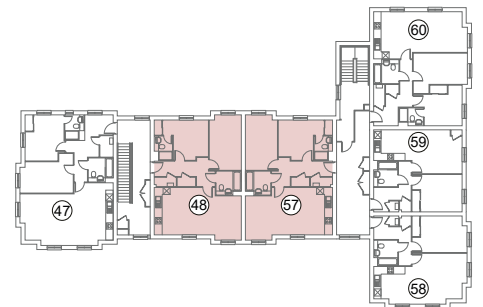
Bedroom 2
2.75m x 4.69m 9' 0" x 15' 4"



GROUND FLOOR

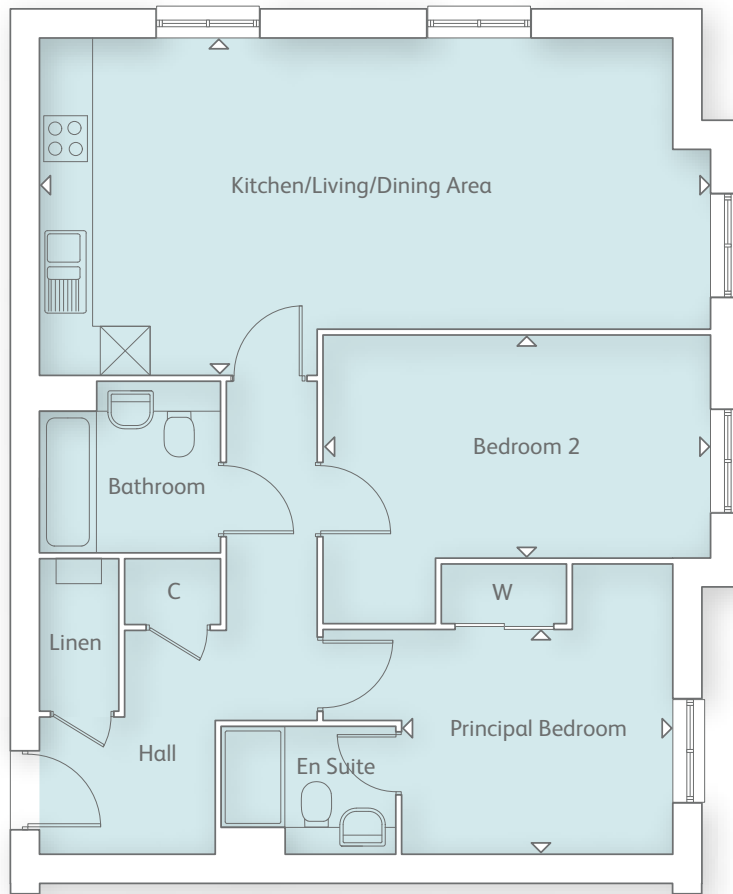


FIRST FLOOR



SECOND FLOOR

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. +Where applicable/practicable.
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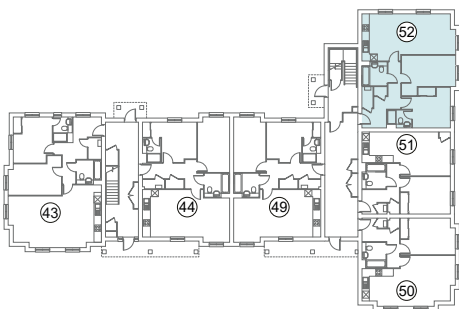


STYLE C - GROUND FLOOR

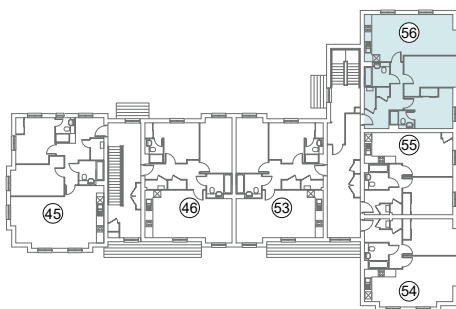
Kitchen/Living/Dining Area
 8.00m x 4.01m 26' 2" x 13' 2"

Principal Bedroom
 3.20m x 2.67m 10' 5" x 8' 9"

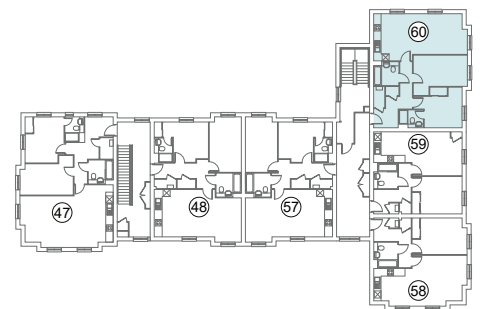
Bedroom 2
 4.58m x 2.61m 15' 0" x 8' 6"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. +Where applicable/practicable.
 For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.



HARLINGTON COURT

1 BEDROOM HOME



MODERN KITCHEN SPACE

- High-quality Omega Kitchen, made in Yorkshire, with soft close doors/drawers and recessed LED pelmet lighting
- Laminate worktops with up-stand to Kitchen
- Chimney extractor hood
- Stainless steel single electric oven
- Induction hob with glass splashback
- Space for fridge/freezer
- Integrated washing machine

DECORATION AND JOINERY

- Vertical 5 panel moulded internal doors
- Built-in wardrobe to Principal Bedroom

QUALITY BATHROOM

- Handmade British Quality Bathroom by Utopia
- Fitted furniture to Bathroom
- White sanitaryware and chrome fittings
- Bath with thermostatic bath/shower mixer and screen
- Ceramic wall tiles
- Heated towel radiator

SECURITY AND PEACE OF MIND

- Brick and block construction
- LABC Buildmark 10 year cover
- Gas central heating system controlled with Hive Active Heating
- Mains smoke and carbon monoxide alarms
- Composite front door and multipoint locking system
- Double glazed PVCu windows
- Video entry system

ELECTRICAL AND COMFORT

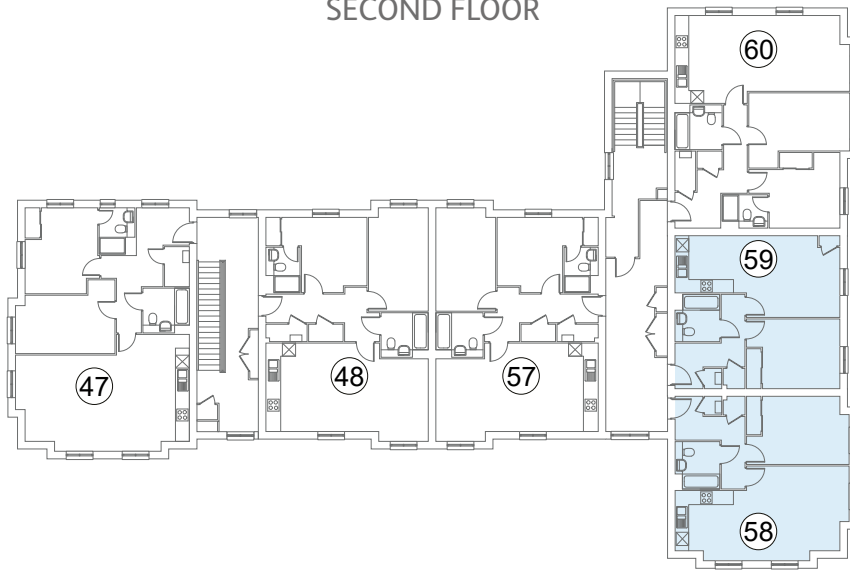
- LED downlights to Hall, Kitchen and Bathroom†
- Pendant lights to Living/Dining Area and Principal Bedroom
- Satellite dish provided & wired for Sky Q to Kitchen/Living/Dining Area (subscription required)
- TV point to Kitchen/Living/Dining Area and Principal Bedroom
- Cat 6 Home Network points to Kitchen/Living/Dining Area and Principal Bedroom

EXTERNAL FEATURES

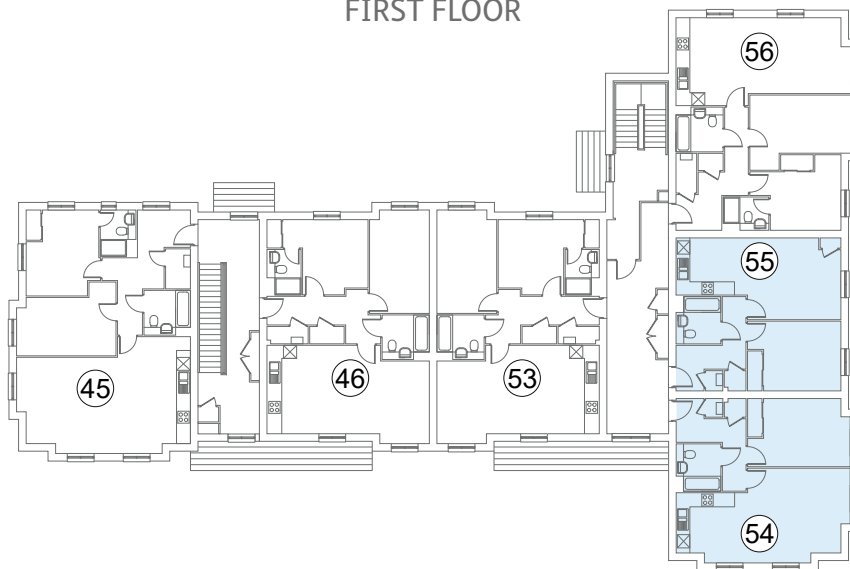
- Allocated parking space
- External power point, EV ready (subject to layout)
- Easy clean hinges to all windows (above ground floor level)

■ STYLE D

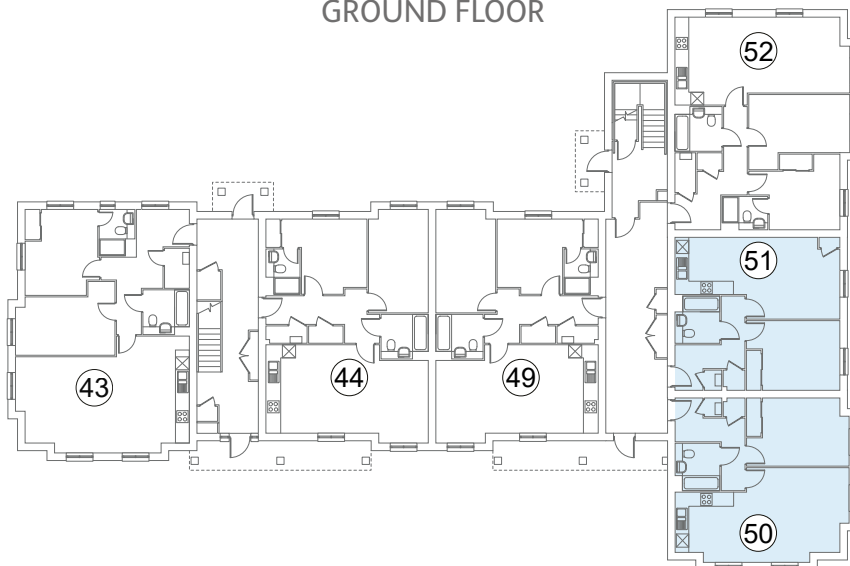
SECOND FLOOR

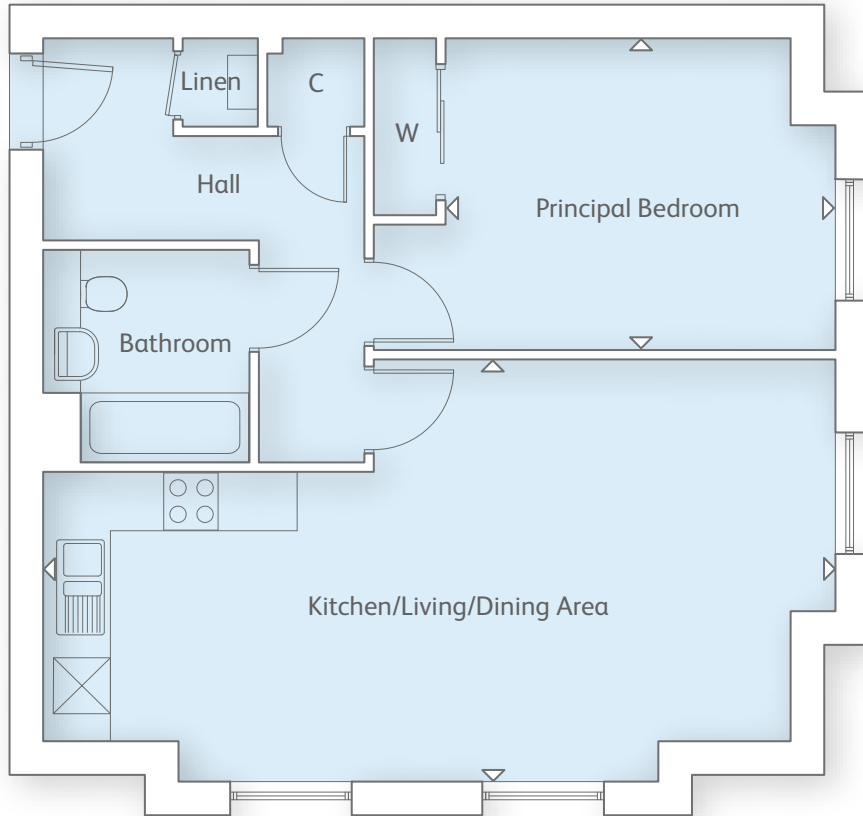


FIRST FLOOR



GROUND FLOOR

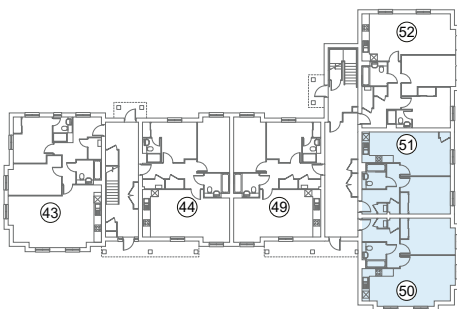




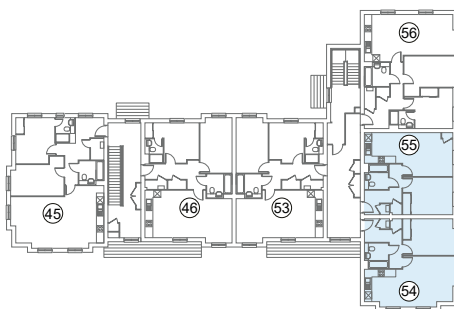
STYLE D - GROUND FLOOR

Kitchen/Living/Dining Area
 7.55m x 4.28m 24' 9" x 14' 0"

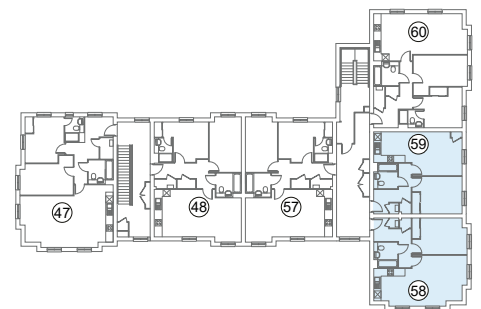
Principal Bedroom
 4.67m x 3.16m 15' 3" x 10' 4"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Please note floor plans are not to scale. Doors, Bays and Window configuration may vary. +Where applicable/practicable.
 Dimensions vary from given for Plots 51, 55 and 59. Kitchen/Living/Dining Area 7.55m x 3.68m, 24' 9" x 12' 0", Principal Bedroom 4.22m x 3.16m, 13' 10" x 10' 4"
 For more information regarding garages, car ports and allocated parking, please speak to one of our Sales Consultants. Please note that fittings and features installed may vary from shown.





paula rosa | manhattan



The contents of this brochure have been produced in good faith. Architectural details and elevational treatments, including window or porch styles and positions, may vary from those shown; bay windows are plot specific.

All dimensions are approximate. All imagery, including trees and landscaping, are illustrative. Please check with one of our Sales Consultants for detailed information regarding your chosen home style and/or plot. We continually review the specification of our product and reserve the right to amend it. Although it is our intention that all information given is truthful, it is subject to change as Silk Row progresses. This brochure does not form part of any contract or constitute an offer.

Date of Preparation June 2024.

**CONSUMER
CODE** FOR
HOME BUILDERS
www.consumercode.co.uk



A COMMITMENT TO QUALITY

Croudace Homes takes great pride in providing our customers with expert advice and guidance, to ensure that every stage of the home buying process is as clear and straight forward as possible.

We regularly seek feedback from customers who have bought and moved into their Croudace home and use what we learn alongside research we conduct into changes in lifestyles to ensure our designs are continually enhanced and improved.

Ecological and environmental aspects of construction are of the utmost importance and are at the forefront of all our designs, as well as the entire build process. Croudace homes are designed to maximise energy efficiency and minimise their impact on the local environment.

Croudace Homes is uncompromising in its commitment to providing customers with the highest quality homes and peerless after-sales care. We are proud to receive excellent ratings from independent customer satisfaction surveys, which place us amongst the finest home builders in the country.

We understand that buying a home is one of the biggest decisions one can make, which is why we aim to simplify the process as much as possible. We hope you decide to buy a Croudace home and wish you many happy years living in it.



Adrian Watts,
Group Chief Executive



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