



THURSBY GATE
NORTHAMPTON

ASPECTS HOMES

A BETTER ASPECT OF HOME BUILDING

Welcome from Aspects Homes

At Aspects Homes, we are incredibly proud of the homes we build and strive for excellence in all aspects of our developments.

Aspects Homes is a family run housebuilder of over 20 years, with traditional values and a passion for creating the perfect homes. We pride ourselves on developing individual, high quality homes to an exceptional standard, in the most desirable, hand-picked locations across the Midlands, based on our expert knowledge of the area.

Every Aspects home is personal to us, as well as to our customers. We specialise in small-scale projects of impeccable quality, selecting every scheme individually, ensuring every Aspects Homes development is different. Using carefully sourced materials, expert craftsmanship and the latest build methods to ensure the highest quality of build and individuality of each property, we create homes that suit the local area as well as the needs of purchasers. The designer homes that we build not only look beautiful, but have superior build quality and stunning features throughout.

Our exclusive developments are stylish and distinctive, with a range of thoughtfully designed homes combining modern living with traditional design, encompassing practical living spaces, contemporary design and the highest specification. We pride ourselves on our attention to detail and the unique characteristics of our properties. We offer a choice of specifications to ensure a property tailored to meet your personal requirements, creating your perfect, lifetime home. Forging long lasting relationships with our customers is key to our success and we are committed to our home buyers, providing the utmost level of service and ongoing customer care, throughout your journey.

ASPECTS HOMES

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THE HIGHEST QUALITY OF TOWN LIVING

Abington is a desirable area in a central Northampton location, with a rich history, beautiful parks and fantastic transport links. Enjoy the convenience of urban living, while being part of a close-knit community

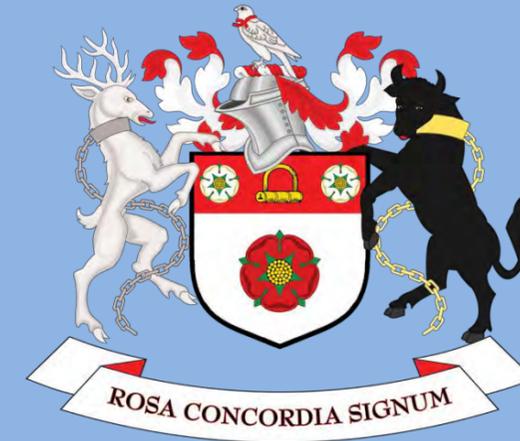
Thursby Gate is a collection of individually designed properties, ideal for professionals, first time buyers and young families, conveniently positioned in the much sought after area of Abington, Northampton.

This small development of twelve new homes includes detached three-bedroom bungalows, four-bedroom terrace townhouses and three-bedroom terrace town houses, all with generously sized landscaped gardens and private driveways.

Every home is designed with the local area in mind, including grey cottage style front doors, block paved driveways and pitched porches, incorporating stylish design with modern living.

Approximate distances from Thursby Gate

- Town Centre – 2 miles
- Kettering - 13 miles
- Corby - 22 miles
- Market Harborough – 18 miles
- Milton Keynes - 24 miles
- Birmingham - 54 miles
- London - 72 miles
- Birmingham Airport – 47 miles
- Luton Airport – 42 miles
- East Midlands Airport – 52 miles
- Northampton Station – 4 miles
- Kettering Station – 13 miles
- Northampton Hospital – 2.5 miles



Abington, Northampton

The Abington district of Northampton boasts a cosy community feel, with stunning parks, numerous local pubs and the fantastic Church of St Peter & St Paul, with Abington Community Centre at the core of the area. Hosting numerous events and weekly activities, including art shows, fitness classes, dog training and activity clubs for children and families, as well as being home to the local bowls group, the centre is at the heart of the community.

Local schools are exceptional, with the well-regarded Abington Vale Primary School (OFSTED-rated 'Good'), Cedar Road Primary School ('Good') and Northampton Academy ('Good') all within 2 miles of Thursby Gate.

This private development is extremely close to a variety of local amenities, being on the doorstep of Northampton town centre, 13 miles from Kettering, 18 miles from Market Harborough and 24 miles from Milton Keynes.

From all of these locations, you can catch a train to London (Euston or St Pancras International), in under an hour.

Major road links including the A508, A428 A45, A43, A14, M1 and M6 are within easy reach, allowing quick access to central business areas and transport links.



THE SITE PLAN

A gated entrance and beautifully landscaped gardens welcome you to Thursby Gate, a stylish collection of just 12 unique town houses in the Abington district of Northampton. Each home is individually designed with the local area in mind, with stylish grey front doors, pitched porches and block paved driveways. With generously sized gardens and the utmost privacy, Thursby Gate is a modern, stylish, self-contained development in a convenient, central location.

- Plot 1: The Epsom
- Plot 2: The Cheltenham
- Plot 3: The Cheltenham
- Plot 4: The Epsom
- Plot 5: The Ascot
- Plot 6: The Ascot
- Plot 7: The Aintree
- Plot 8: The Newmarket
- Plot 9: The Newmarket
- Plot 10: The Newmarket
- Plot 11: The Newmarket
- Plot 12: The Aintree



THE EPSOM

Plots 1 and 4: A three-bedroom end-terrace home, with private driveway parking

The Epsom encompasses modern open plan living to create the perfect entertaining space, within a well-proportioned, two storey end-terrace town house. Set on generously sized plots with a private block paved driveway and over 1,095 square foot of living space, as well as generous landscaped gardens to the front and rear.

The Epsom has traditional external features including pitched porches, stone cills and a grey, cottage style front door.

As you step inside this individual home, you are greeted by a bright hallway, leading to a spacious open plan kitchen / diner, with cloakroom off. The kitchen is the focal point of this stunning room, perfect for both family dining and entertaining, with its wrap around kitchen area creating the perfect heart of the home.

Through double doors from the kitchen / diner you enter the airy, light-filled living room. Large French doors to the rear allow you to open up this space onto the patio area and sunny landscaped gardens, for indoor / outdoor summer living.

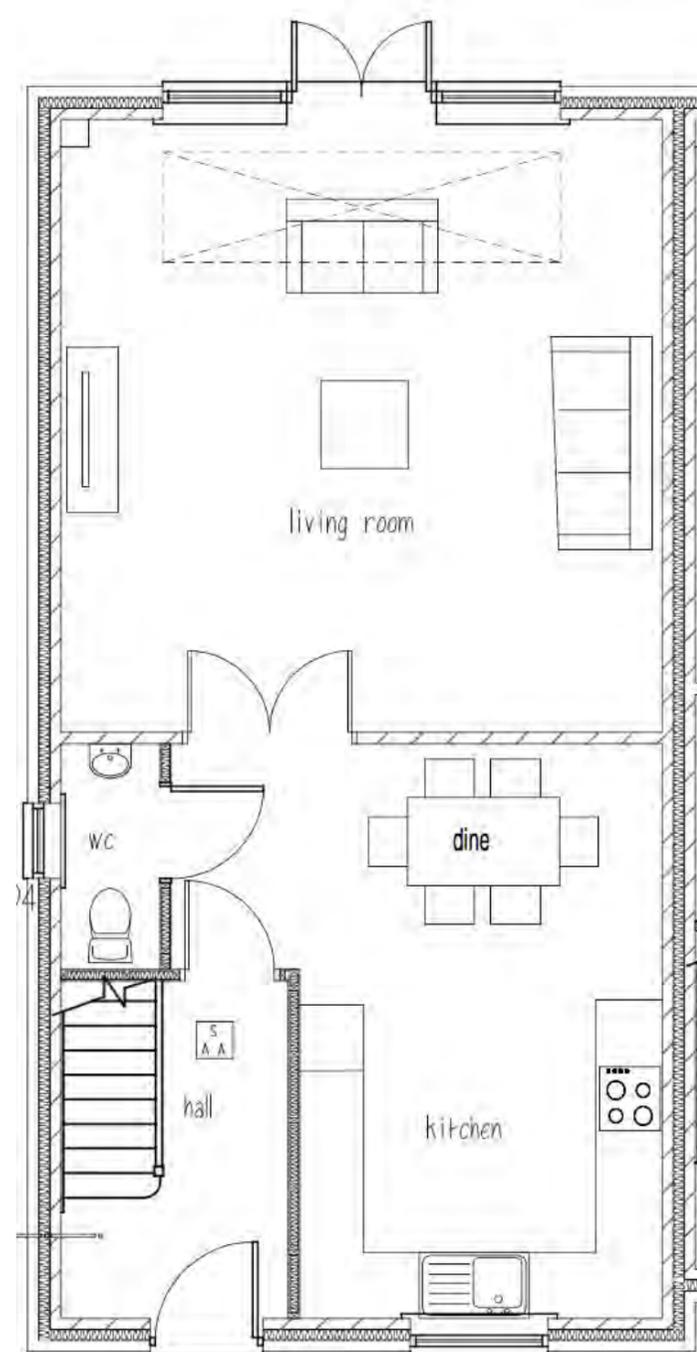
To the first floor there is a wonderful master bedroom to the rear of the property, with garden views and large window providing ample light. There are a further two good size bedrooms to the front of the property.

The spacious tiled family bathroom has a separate bath and shower, chrome heated towel rail and quality, high-end fittings.

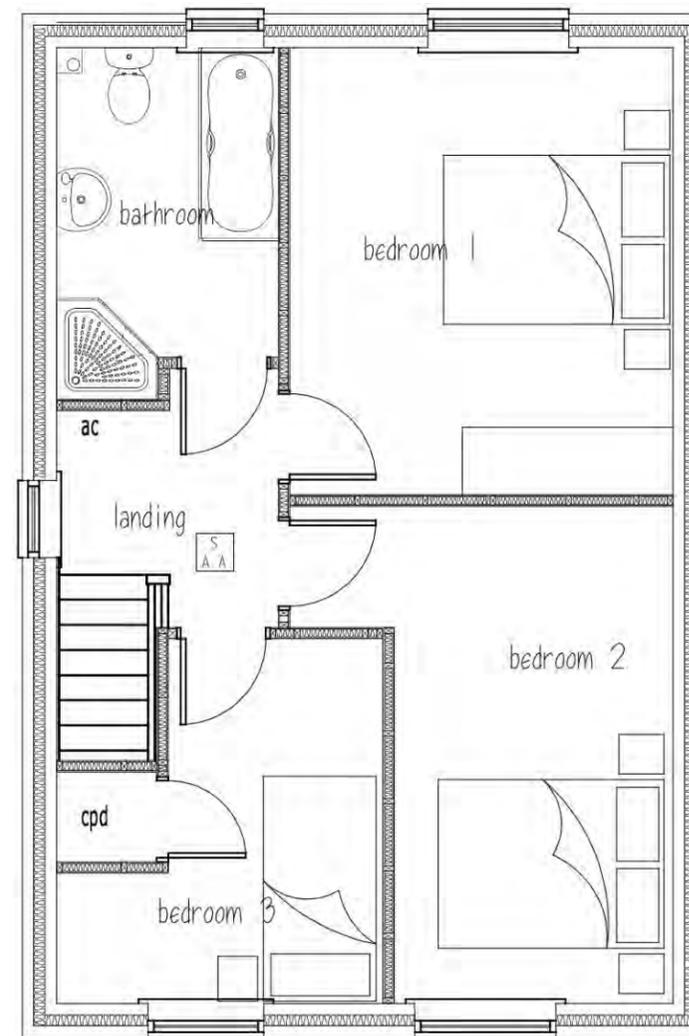
The Epsom has gas central heating throughout, external PIR lighting and outside tap.

Ground Floor Plan

Ground floor approximate dimensions	
Room	Meters
Living Room	5.5 x 5.6
Kitchen / Diner	4.1 x 5.2
Cloakroom	0.9 x 2.1
Hallway	2.1 x 3.1



First floor plan



First floor approximate dimensions	
Room	Meters
Bathroom	2.1 x 2.8
Bedroom 1	3.4 x 4.0
Bedroom 2	2.5 x 4.4
Bedroom 3	2.9 x 3.3



THE CHELTENHAM

Plots 2 and 3: A three-bedroom terrace town house, set across three levels, with private driveway parking

The Cheltenham incorporates traditional urban design and open plan living to create the perfect family home, within a spacious, three storey town house. Set on good sized plots with a private block paved driveway and over 1,250 square foot of living space, as well as a generous landscaped garden to the rear of the property.

The Cheltenham has traditional external features including a pitched porch, lead dormer windows and a grey, cottage style front door.

As you step inside this individual home, you enter into a light-filled hallway, leading to a good size, open plan kitchen / diner area with cloakroom off. The space is perfect for both entertaining and family life, with a well-equipped u-shaped kitchen and oak double doors, leading to the large living room to the rear of the property.

French doors allow you to open up this living space onto the patio area and sunny landscaped garden to the rear, creating a fantastic indoor / outdoor summer living space.

To the first floor there is a well-proportioned landing with airing cupboard, two generously sized double bedrooms and a spacious, tiled family bathroom, with chrome heated towel rail, high quality fittings and bath with shower over.

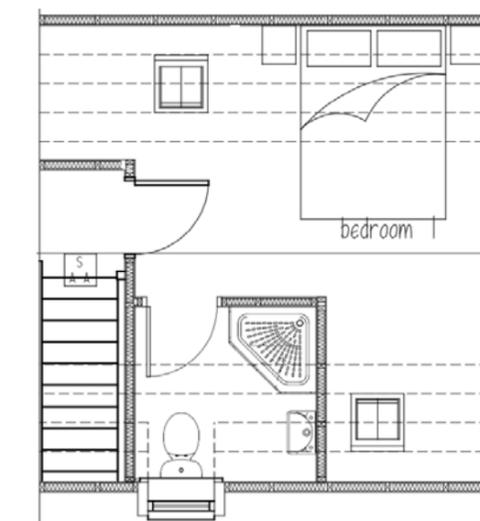
To the second floor is the wonderful master bedroom, with feature ceilings, Velux windows, and modern tiled en-suite, including a large shower, chrome heated towel rail and high-end fittings.

The Cheltenham has gas central heating throughout, external PIR lighting, oak internal doors and outside tap.



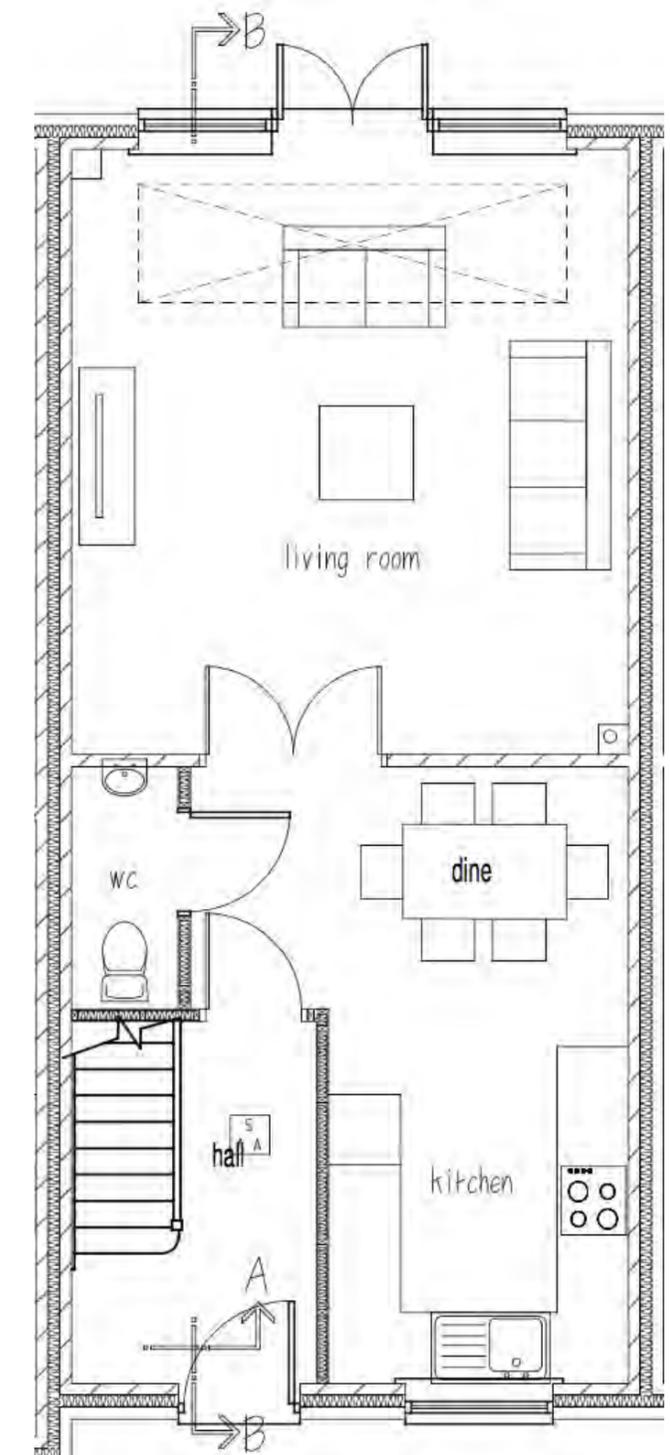
First floor plan

Second floor plan



First and second floor approximate dimensions

Room	Meters
Bathroom	2.8 x 2.0
En-suite	1.8 x 1.8
Bedroom 1	4.6 x 3.8
Bedroom 2	4.7 x 2.6
Bedroom 3	2.8 x 3.2



Ground floor approximate dimensions

Room	Meters
Living Room	4.7 x 5.1
Kitchen / Diner	3.4 x 5.2
Cloakroom	0.9 x 2.1
Hallway	2.1 x 3.1



THE ASCOT

Plots 5 and 6: A detached three-bedroom bungalow, with private driveway parking

The Ascot embodies modern open plan living with traditional design, creating the perfect entertaining space within a well proportioned, individual home. Set on good sized plots with private block paved driveway and over 1,010 square foot of living space, The Ascot has landscaped gardens to the front and rear.

External features include pitched porch, stone cills and grey, cottage style front door.

As you step inside this superb bungalow, you are greeted by a spacious hallway, leading to a stunning open plan kitchen / diner / living area to the rear of the property. The spectacular kitchen is the focal point of this huge room, perfect for casual and formal dining with its large island, hand selected quartz worktops and high-end appliances, creating the perfect heart of the home.

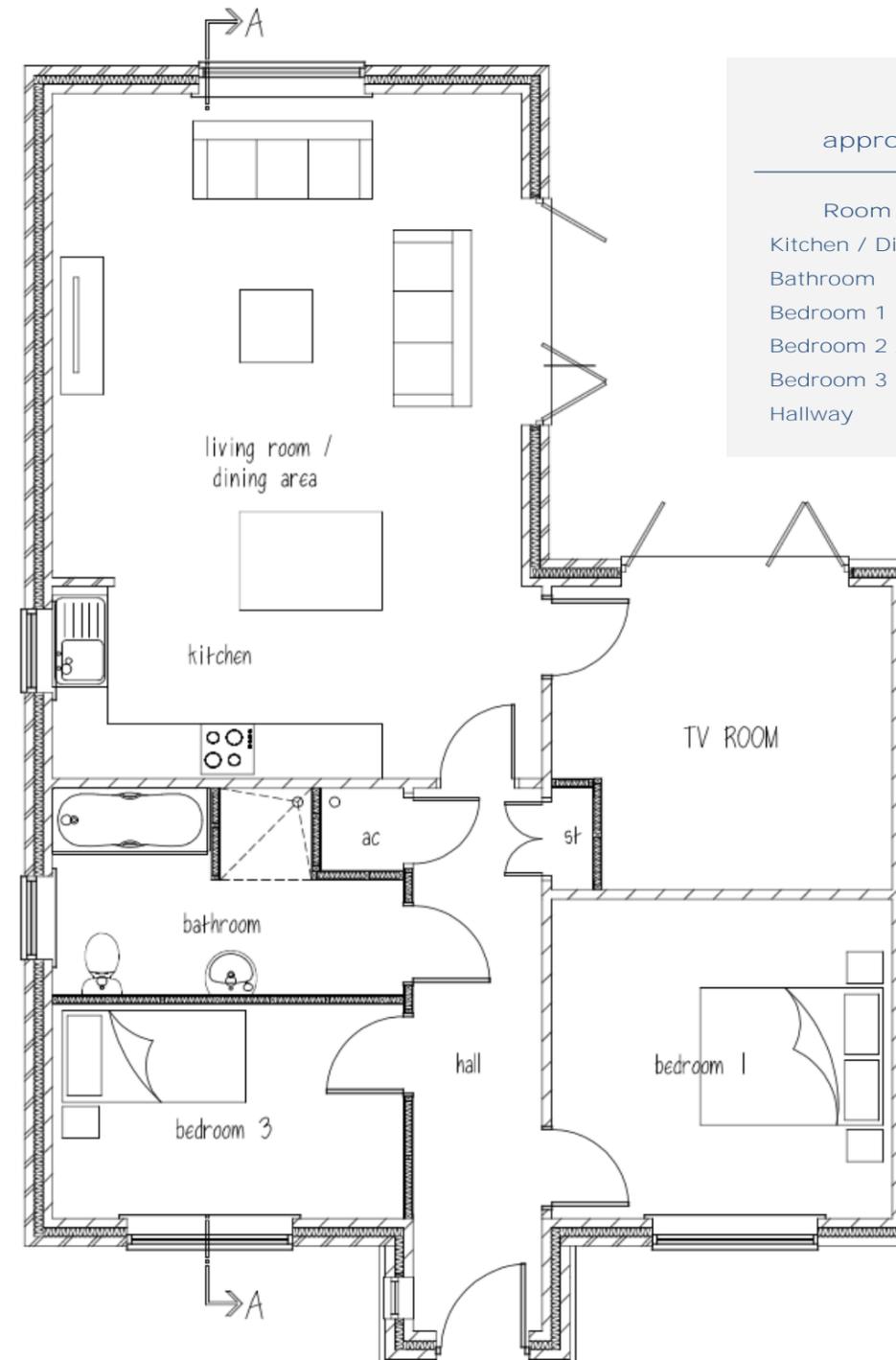
Large floor to ceiling glass sliding doors to the rear, allow you to open up this living space onto the patio area and garden, for indoor / outdoor summer living.

Also off the hallway is a separate snug / bedroom to the rear of the house, creating a wonderful private space to relax, overlooking the garden through glass sliding doors.

The spacious master bedroom and third bedroom are set at the front of the property. The good size, fully tiled family bathroom includes a vanity unit and chrome heated towel rail, with separate bath and shower and high quality fixtures and fittings.

The Ascot has zoned, air source underfloor heating, oak internal doors, external PIR lighting and a hard-wired security system.

Floor plan



Ground floor
approximate dimensions

Room	Meters
Kitchen / Diner / Living	5.1 x 7.4
Bathroom	2.8 x 2.2
Bedroom 1	3.7 x 3.5
Bedroom 2 / Snug	3.7 x 3.3
Bedroom 3	3.8 x 2.4
Hallway	1.4 x 6.0



THE AINTREE

Plots 7 and 12: A three-bedroom end-terrace town house, with private driveway parking

The Aintree encompasses modern open plan living to create the perfect entertaining space, within a well-proportioned, two storey end-terrace town house. Set on generously sized plots with a private block paved driveway and over 915 square foot of living space, as well as generous landscaped gardens to the front and rear.

The Aintree has traditional external features including pitched porches, stone cills and a grey, cottage style front door.

You enter this home into a spacious hallway with cloakroom and storage cupboard off, leading into the fantastically open plan kitchen / diner at the rear of the property. This space is the focal point of this stunning property, perfect for both family life and entertaining, with its sizable kitchen area, creating the perfect heart of the home.

Large French doors leading to the rear of the property allow you to open up this kitchen / dining space onto the patio area and landscaped garden, superb for indoor / outdoor summer living.

Through double doors from the kitchen / diner you enter the airy, light-filled living room, with a large bay window.

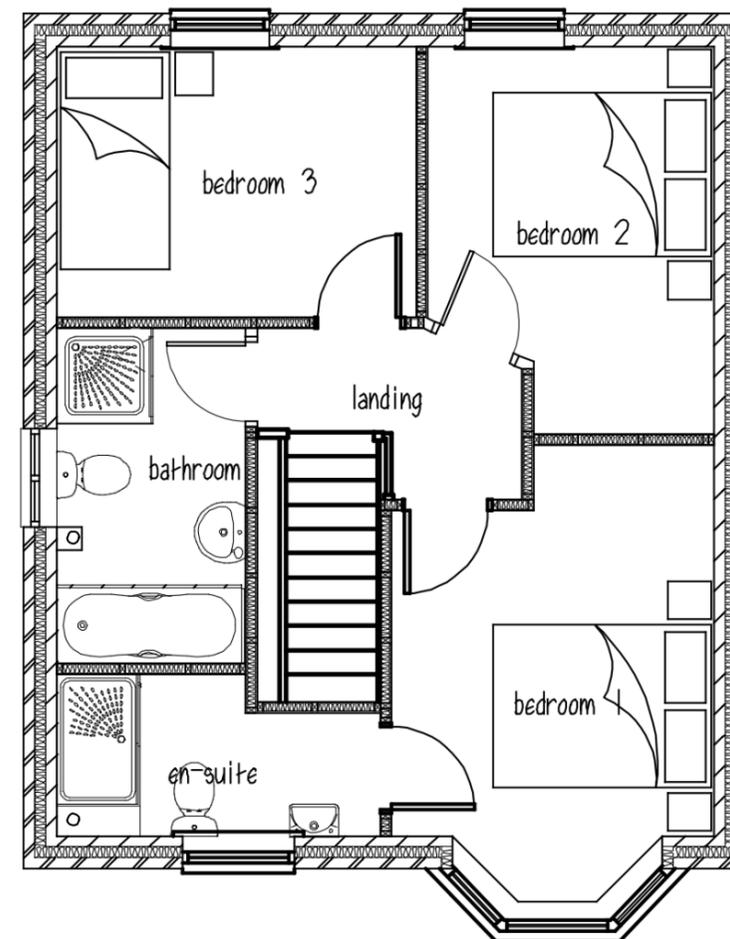
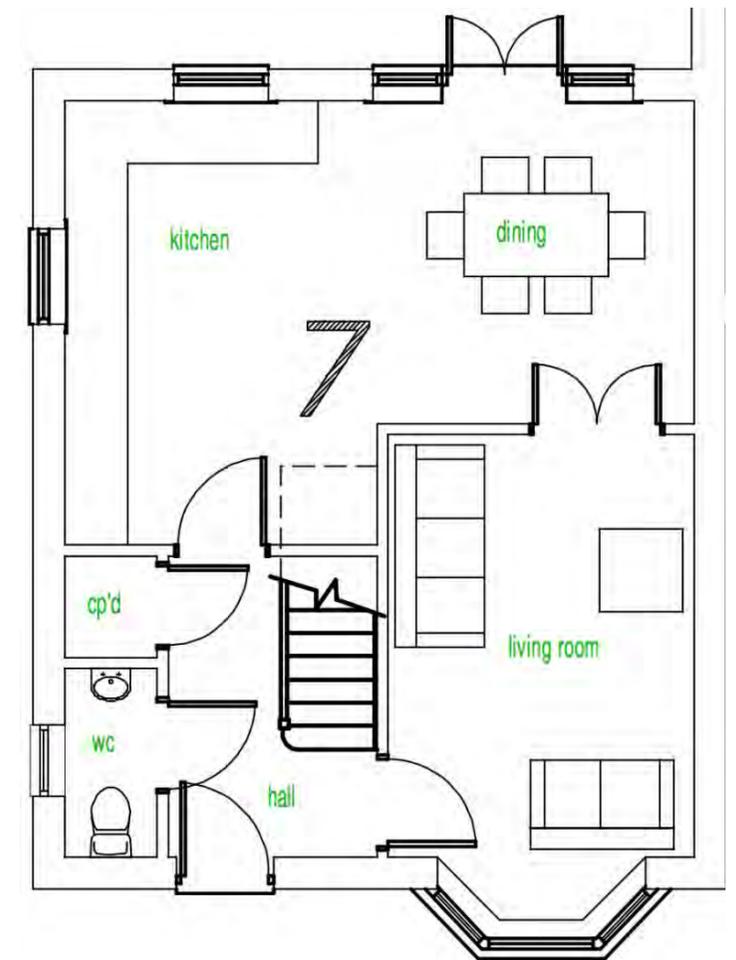
To the first floor there is a wonderful master bedroom to the front of the property, with modern tiled en-suite, including a large shower, chrome heated towel rail and high-end fittings. There are a further two good size bedrooms to the rear of the property.

The spacious tiled family bathroom has a separate bath and shower and chrome heated towel rail.

The Epsom has gas central heating throughout, external PIR lighting and outside tap.

Ground floor plan

Ground floor approximate dimensions	
Room	Meters
Living Room	2.9 x 4.1
Kitchen / Diner	6.2 x 4.2
Cloakroom	0.9 x 2.1
Hallway	1.9 x 3.1



First floor plan

First floor approximate dimensions	
Room	Meters
Bathroom	1.7 x 3.1
En-suite	3.0 x 1.5
Bedroom 1	3.0 x 3.6
Bedroom 2	2.6 x 3.6
Bedroom 3	3.3 x 2.5



3D LINES

THE NEWMARKET

Plots 8, 9, 10 and 11: A four-bedroom terrace town house, set across three levels, with private driveway parking

The Newmarket encompasses traditional design with modern open plan living, to create the perfect family home, within a spacious, three storey town house. Set on good size plots with a private block paved driveway and over 1,400 square foot of living space, as well as generous landscaped gardens to the front and rear of the property.

The Newmarket has traditional external features including pitched porches, lead dormer windows and a grey, cottage style front door.

You enter this fantastic home into a bright hallway, leading through to a spacious open plan kitchen / breakfast area with cloakroom off. The space is perfect for both entertaining and day to day life, with a well equipped kitchen, bay window and oak double doors leading to the large, light filled living room to the rear of the property.

Large French doors allow you to open the living room / diner onto the patio area and landscaped garden to the rear, creating a fantastic indoor / outdoor living space from the kitchen through to the garden.

To the first floor there is a well-proportioned open landing, with airing cupboard, two large double bedrooms, study / fourth bedroom and a the family bathroom, with chrome heated towel rail, and bath with shower over.

To the second floor is the superb master bedroom, with feature ceilings, Velux windows, large wardrobe space and modern tiled en-suite, including a large shower, chrome heated towel rail, Velux window and high-end fittings.

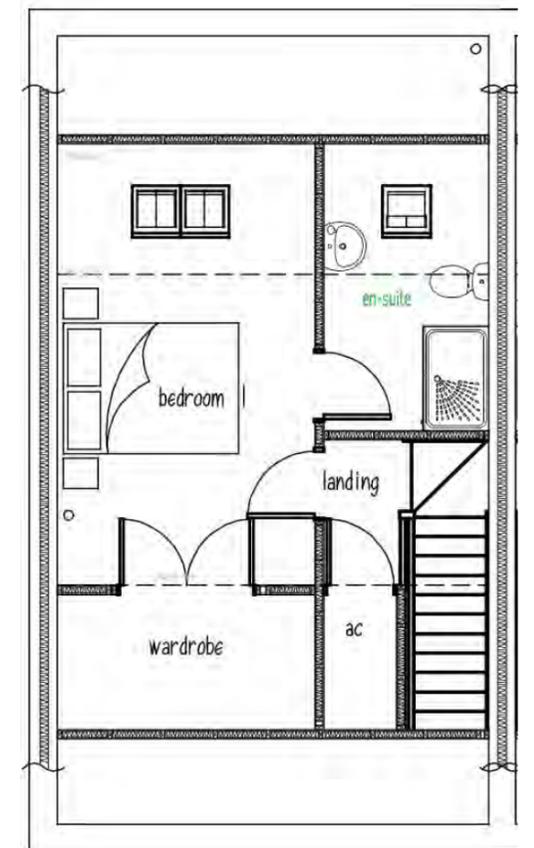
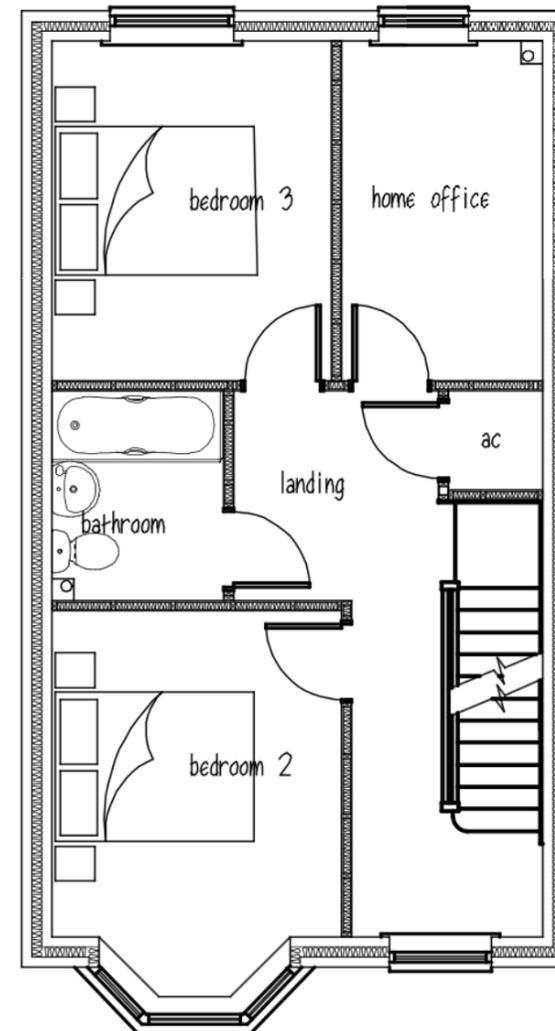
The Newmarket has gas central heating throughout, external PIR lighting, oak internal doors and outside tap.

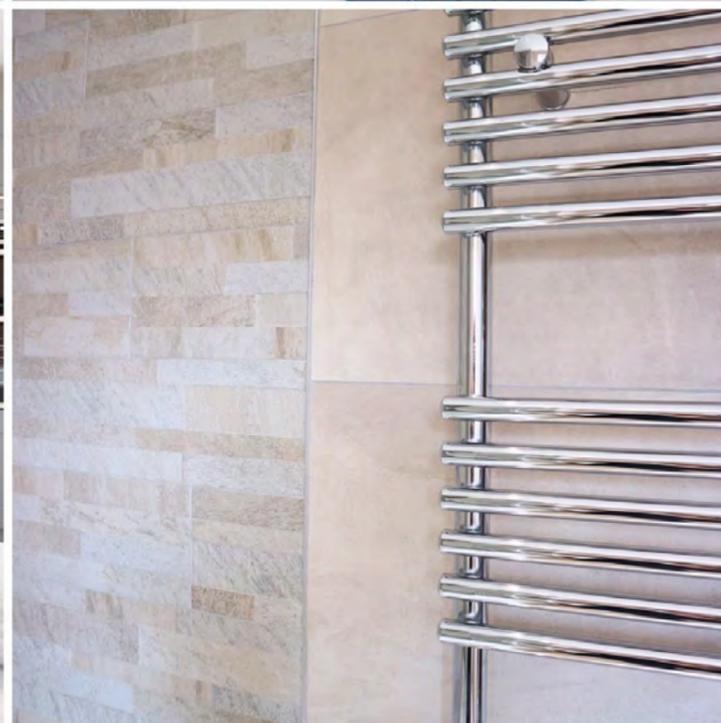
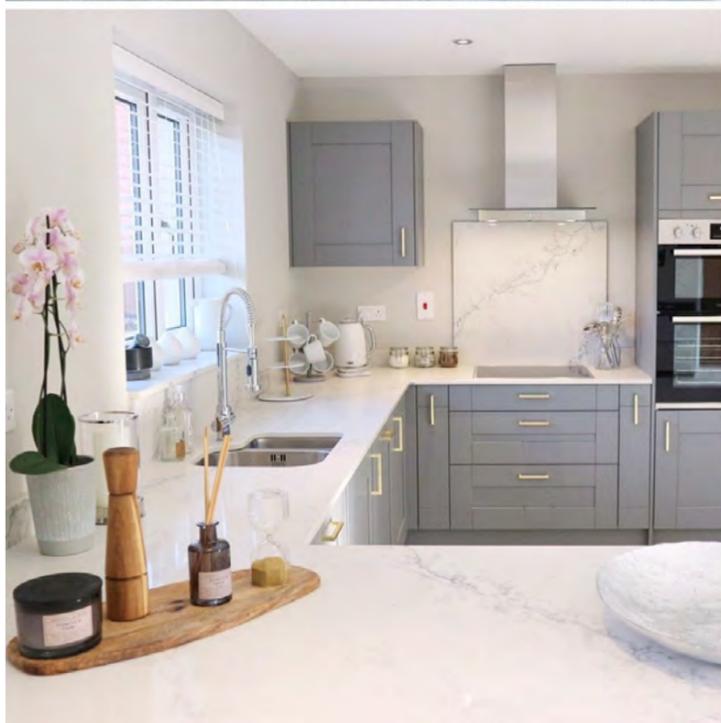
Ground floor approximate dimensions

Room	Meters
Living Room / Diner	8.3 x 3.7
Kitchen / Breakfast	2.8 x 5.3
Cloakroom	0.9 x 2.1
Hall	2.1 x 3.1

First and second floor approximate dimensions

Room	Meters
Bathroom	1.7 x 2.1
En-suite	1.9 x 3.3
Bedroom 1	2.9 x 5.1
Wardrobe	2.9 x 1.6
Bedroom 2	2.9 x 3.3
Bedroom 3	2.8 x 3.4
Bedroom 4 / Study	2.0 x 3.4





THE SPECIFICATION

As standard at Aspects Homes we specify top-of-the-range appliances, fittings and materials and won't settle for anything but the best. All are chosen taking account to traditional features and heritage of the local area – incorporated into our homes with a modern, stylish twist.

To help you make your new house a home, we offer you the opportunity to personalise your specification. With a wide choice of kitchen furniture, tiling, work surfaces and decoration, to name a few*

Kitchen

- High quality fitted units*
- Laminate work surfaces and upstand
- Silestone 20mm quartz work surfaces and upstand (plots 5 and 6 only)*
- Appliances by Neff:
 - Gas hob and extractor (exl 5 and 6)
 - Induction hob and extractor (5 and 6)
 - Integrated single fan oven (exl 5 and 6)
 - Integrated double fan oven (5 and 6)
 - Integrated fridge freezer (exl 1, 4, 7, 12)
 - Integrated dishwasher (exl 1, 4, 7, 12)
 - Space for washing machine
- Kitchen island with quartz bar overhang (plots 5 and 6 only)*

Bathrooms, en-suites and cloakroom

- Instinct white sanitary ware throughout
- Vanity unit to bathroom (5 and 6)
- Chrome bathroom fittings throughout
- Heated chrome towel rail to bathroom and en-suite, where applicable
- Karndean flooring (selected plots)
- Porcelain tiling to floors (selected plots)
- Porcelain tiling to specified wall areas*
- Bath to bathroom with attached shower
- Double head showers to bathroom and en-suite where applicable

Heating and hot water

- Gas central heating system (exl 5 and 6)
- Air Source central heating system (5 and 6 only)
- Fully programmable underfloor heating (5 and 6 only)
- Thermostatically controlled radiators (exl 5 and 6)

Media and electrical

- TV points to lounge, living / dining area, master bedroom and bedroom 2*
- Telephone points
- Recessed LED downlights to kitchen, hallway, landing and bathrooms*
- Pendant lighting to lounge and bedrooms*
- Chrome sockets and switches to kitchen area* (5 and 6)

Windows and doors

- High-quality composite double glazed windows and doors
- French doors to rear (exl 5 and 6)
- Glass sliding doors to rear (5 and 6 only)

Flooring

- Wood effect laminate flooring to hallway, cloakroom, kitchen / dining / family area* (exl 5 and 6)
- Porcelain floor tiles to kitchen / dining / family area* (5 and 6)
- Range of carpets available

Internal joinery

- White 4-panel internal doors with brushed stainless steel ironmongery (1, 4, 7, 12)
- Oak internal doors with brushed stainless steel ironmongery (2, 3, 5, 6, 8, 9, 10, 11)
- Stylish staircases with white balustrading, oak handrails and oak newels (exl 5 and 6)

Security

- Security alarms (5 and 6)
- Smoke alarms
- Carbon Monoxide detectors
- Window locks to non-escape windows
- Multi-point locking system to all external doors

External

- Landscaped and turfed front gardens with rear gardens laid to lawn
- Patio and garden path
- Block paving to driveways and parking areas
- 6ft close board fencing with side access gate to garden
- Automatic external front and rear PIR lighting
- Outside tap

Quality Assured

- 10-year Warranty provided by Premier Guarantee
- We subscribe to the Consumer Code for Homebuilders

* Specification choices available dependent on the stage of build



QUALITY ASSURED

We are a registered housebuilder with Premier Guarantee, LABC and NHBC 10-year warranty providers and subscribe to the Consumer Code for Homebuilders. You can therefore rest assured that every home has been built to the highest standards

For more information please visit www.consumercode.co.uk

THE SMALL PRINT

- All measurements must be treated as approximate and for general guidance only
- Please note that furniture, including wardrobes, is not supplied by the developer as standard and any representation of furniture and kitchen layout on the plans is indicative only
- Photographs and computer generated images are used for illustrative purposes only and are used to convey the style of an Aspects Homes property. These may not represent the exact final appearance of the scheme
- Elevations and individual features such as windows, doors, building materials, and soft landscaping may vary
- The Site Plan is intended for illustrative purposes only, construction and landscaping details can change during the development course. Trees and planting shown are indicative and actual numbers and positions may vary
- Exact property boundaries and fencing may vary from the Site Plan
- Customers may alter the specification of * items if homes are purchased off plan / within the time limit set by the developer, dependant of stage of build – please get in contact for further information on personalising your specification
- The developer reserves the right to alter and amend the information given in the brochure at any time during the construction process

