



@ Deer Leap, Broseley



# DEER LEAP

Deer Leap is an exclusive and secluded development of attractive and energy efficient homes in the beautiful market town of Broseley, near Telford.

Comprising generously apportioned four and five bedroom executive homes, the development features stunning rural views over the charming Shropshire countryside.

Located approximately three miles from historic Ironbridge and eight miles from Telford and the M54 leading to the M6 and beyond, Deer Leap is ideally situated and well connected.

The development is within five minutes walking distance of the amenities of Broseley, including a bustling high street with a diverse array of shops, restaurants and several pubs. Additionally a couple of primary schools are located within Broseley with good and outstanding Ofsted reports.

All properties will be sold with the benefit of a ten-year building warranty guaranteeing the quality of your new home.



# CEDAR

The Cedar is a beautiful four bedroom executive home featuring a detached double garage.

Functional and welcoming, the generously sized hall leads to a large lounge with patio door access to the rear garden, a good sized den which can serve as a home office or snug, and an airy kitchen / diner also with patio doors to the back garden. A separate utility off the kitchen completes the downstairs.

Corner turn stairs create an impressive three sided galleried landing leading to four generously sized double bedrooms, two of which have an en suite shower room. A family bathroom completes the first floor of this delightful home.



Ground Floor



First Floor

# ROSEWOOD

The Rosewood is a generously proportioned four bedroom executive home of real quality and character.

Undeniably impressive, the downstairs features a large family dining and kitchen area which spans the width of the house. Double sets of patio doors create a bright, naturally lit, warm place the family will enjoy spending time. A separate lounge, utility and integral double garage complete the ground floor layout.

Four generously sized double bedrooms, two of which have an en suite shower room, are accessed from a large galleried landing area with a family bathroom completing the first floor.



Ground Floor



First Floor

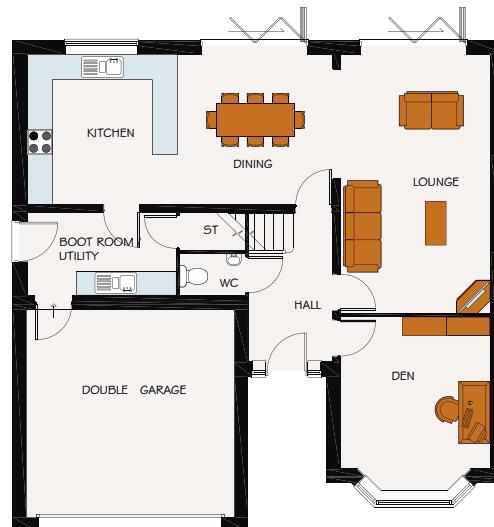


# OAK

The Oak, a majestic five bedroom executive home is the largest property on the development.

The entrance hallway leads to a large open plan kitchen / diner and lounge featuring bi-fold doors opening onto the garden, making this immense space perfect for entertaining or enjoying the convenience of indoor / outdoor living. A spacious den which can also serve as a home office and an integral double garage with internal access to the utility / boot room completes the ground floor.

On the first floor an impressive galleried landing leads to five double bedrooms and a family bathroom. Bedroom two features an en suite shower room whilst the master bedroom en suite comes complete with a walk in shower.



Ground Floor



First Floor

# SPECIFICATIONS

Each property will be specified to the highest of standards throughout. The standard features will include:

- High levels of insulation to floor, cavity walls and roof spaces in accordance with Building Regulations
- Well appointed double glazing UPVC windows
- Lockable window fasteners and multi point locking front door
- Panelled internal doors
- LED low energy efficient lighting
- Ample power sockets
- Shaver sockets in bathrooms and en suites
- Sprinkler taps and low flush toilets
- Lawns to front and rear gardens



## Superbly appointed kitchens:

- Fully fitted cupboards
- Integrated fridge freezer and dishwasher
- Four zones black glass induction hob
- Stainless steel fan oven, compact oven / microwave and extraction
- Tiled floor



## Bathrooms and en suites:

- Contemporary crisp white suites
- Thermostatic showers to en suites
- Tiled floors
- Thermostatic shower over bath
- Shower cubicles to en suites

# DESIGN & ENVIRONMENT

DBA Homes is fully committed to building environmentally friendly homes and communities. Modern construction methods, renewable energy sources, and focus on design are all used to reduce the carbon footprint of both construction and the living communities that we create.

The homes at Deer Leap are being constructed in accordance with eco standards and Building Regulations. This will ensure a minimum increase of 6% in energy efficiency over and above homes built under previous regulations. There are a number of specific materials and construction methods being utilised on site in order to reduce the impact of both the construction of the homes and their ongoing use.

Particular care has been taken in the specification of the floor, wall and roof constructions to ensure that thermal efficiencies are high, thereby reducing heat and energy loss from the completed home. Not only does this provide an energy efficient home which is far more ecologically sustainable but will also lead to a reduction in energy bills for our customers.





DBA Homes is a niche developer of high quality homes across the West Midlands.

Having built a reputation for quality design and workmanship, DBA Homes house types are designed specifically to meet the needs of our customers and blend in with the local environment. With a focus on energy efficiency at the design stage and conservation, a DBA Home is environmentally friendly and cost effective to maintain.

Run by a management team with decades of experience working with both national and regional house builders, DBA Homes is an experienced house building company, bringing the personal touch and helping you find your perfect new home.

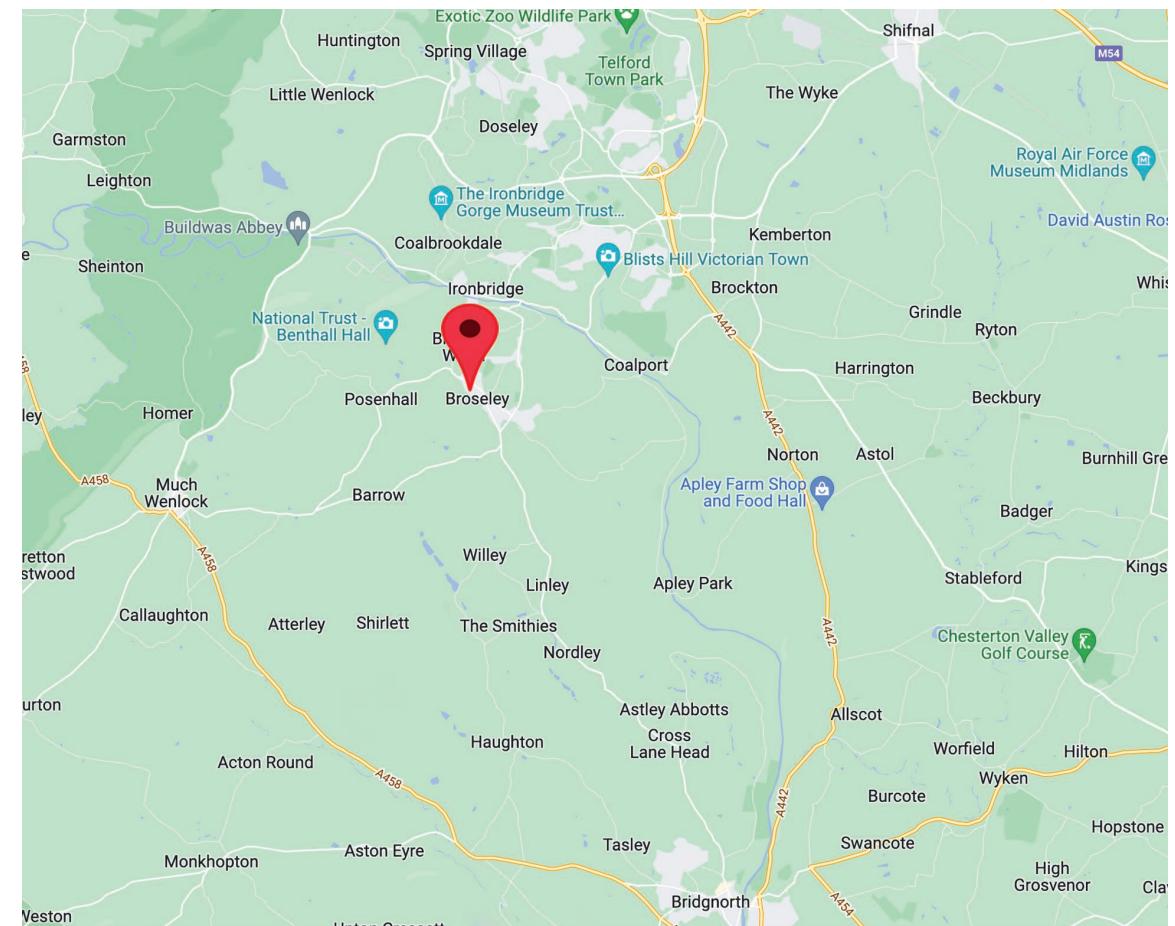
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[www.dbahomes.co.uk](http://www.dbahomes.co.uk)

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Kingswood Business Park,  
Albrighton, Wolverhampton WV7 3AU

All images are for illustration purposes only,  
actual specifications may vary.

Deer Leap is located five minutes walk from the centre of the beautiful market town of Broseley, which sits less than three miles from historic Ironbridge and less than eight miles from Telford.



Address: Deer Leap, Off Park View / Hockley Bank, Broseley, Telford, Shropshire, TF12 5HR

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