

# Potteric Edge

Doncaster





# Potteric Edge

Doncaster

A taste of local life

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**Bovis  
Homes** 





# Welcome to Potteric Edge

This impressive new development is less than 10-minutes from Doncaster city centre and a short stroll from the stunning Lakeside Lake park and garden in South Yorkshire.

In this popular suburb you'll find everything from waterside walks and cycle paths, to a 45-store village retail outlet, multi-plex cinema, tenpin bowling, a leisure centre and the Eco-Power stadium, home to Doncaster Rovers. The 3,000-acre Potteric Carr Nature Reserve is also within walking distance, as is Doncaster Racecourse and Yorkshire Wildlife Park a 14-minute drive.

Catch a bus or cycle into the historic city centre sitting on the banks of the River Don with its beautiful Grade I-listed Minster Church of St. George. Visit the indoor market, Frenchgate Shopping Centre or some of the restaurants, bars, café's, museums and theatres.

Potteric Edge is close to the A6182 that joins Junction 3 of the M18 for Sheffield, 22 miles. It also links to the M1 and M62 for Hull, 50 miles. The A1 also runs through the city to Leeds, 40 miles. Doncaster Railway centre is a major interchange with 7 platforms serving locations across the UK. Coaches also run to London, Birmingham, Hull and Newcastle.

Our range of 3 and 4-bedroom homes embrace contemporary design, while retaining classic architecture and traditional build quality. They include popular features such as open-plan living areas, stylish fitted kitchens, bi-fold doors and spacious master bedrooms with en suites.

So, if you're looking for quality new home close to local amenities in a lakeside location, your search ends here!





# The perfect position

## Education for everyone

You'll find a number of primary schools within a mile of Potteric Edge, including Lakeside, Bessacarr, Willow and just over a mile is St. Peter's Catholic Primary, all catering for 4-to 10-year-olds.

For senior pupils the X.P secondary school is a 25-minute from Potteric Edge, while the Hall Cross Academy Lower sixth form is only a 12-minute walk. St. Wilfrid's Academy and The McAuley

Catholic High Schools are both within easy reach. Closer to the city centre is Hall Cross Academy with a sixth form, that caters for 11 to 18-year-olds.

Doncaster College and University Campus offer higher and further education to school-leavers and adults.



Distances and timings are approximate and for reference only. Calculated using maps.google.co.uk





# Personalise your new home with upgrades and extras from our **Select** range, where the choice is yours

Customise your kitchen with stylish worktops and the latest modern appliances and personalise your bathrooms with stunning ceramics.

Using the **Select** range there are various options allowing you to create your perfect property which is truly unique to you.

You can personalise every space in your home from kitchen cupboards and electrics to built in wardrobes and if you have a preference for flooring, you can select from our diverse range that includes luxurious carpets, ceramics and vinyl.

Pick up a **Select** brochure from a sales consultant today to find an extensive list of items available, including:

- Quartz worktops
- A selection of kitchen packages including integrated appliances
- Flooring
- Built-in wardrobes
- Upgraded tiling and many more!

The choice is yours – with **Select**.



# Purchase assistance schemes

Wherever you are in the home-buying market – a first-time buyer, looking to step up the property ladder or a downsizer – we have a variety of great purchase assistance schemes!

Smooth Move	Smooth Move is our scheme for all existing property owners to save time and money. We deal with the estate agents to sell your home and even pay the estate agents' fees!
Home Exchange	With Home Exchange you can have peace of mind knowing that we are your guaranteed buyer, meaning you'll have a chain-free move without the estate agents' fees.
Recommend a Friend	Do you know someone who is planning to move? Why not tell them about Bovis Homes?  If they go on to buy from us, we'll give you £500 as a thank you!
Armed Forces <b>TRINITY</b>	Helping members of the Armed Forces to own a home with assistance from Bovis Homes, the government and the Ministry of Defence.
Deposit Unlock 	With Deposit Unlock, whether you are a first time or next time buyer, you could purchase a new Bovis Home with just a 5% deposit up to the value of £750,000!

Scan me  
for directions



Potteric Edge  
Carolina Way, Doncaster  
DN4 5FA  
01302 713235

Cover photograph of Doncaster. Not view from the development. The streetscene has been produced for illustrative purposes only. Please check the details of the homes you are interested in with our sales consultant.

**Vistry East Yorkshire region**  
Suite 2/3 Ground Floor, 1175 Thorpe Park, Century Way, Leeds LS15 8ZB. Telephone: 01132 044 400

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# Potteric Edge

Doncaster



## 3 bedroom homes


-  The Hazel
-  The Rowan
-  The Beech
-  The Peach
-  The Plum
-  Sage Home 

## 4 bedroom homes

-  The Pear
-  Sage Home 

## Affordable homes

-  1 bedroom apartments
-  3 bedroom homes

 Sage Homes  
built by Bovis Homes

- gg gas governor
- v visitor space
- ps pumping station
- bcp bin collection point
- leap local equipped area of play
- ➔ car charging points

Please speak to a sales consultant  
to confirm car charging point locations.



Photovoltaic solar panels apply to plots 1-3 and 12-65.

This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

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# The Peach

3 bedroom home

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# The Peach

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	4.74 x 4.38	15' 6" x 14' 4"
Study	2.57 x 2.32	8' 4" x 7' 7"

### First floor

Sitting room	4.74 x 3.46	15' 6" x 11' 4"
Bedroom 3	4.74 x 2.57	15' 6" x 8' 4"

### Second floor

Bedroom 1	4.74 x 3.46	15' 6" x 11' 4"
Bedroom 2	4.74 x 2.57	15' 6" x 8' 5"

### The Peach | Doncaster |

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Please note that noise mitigation vents are applicable to plot 20. Please see sales consultant for further details.

ovn	oven	ffzs	fridge freezer space
h	hob	w	wardrobe
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

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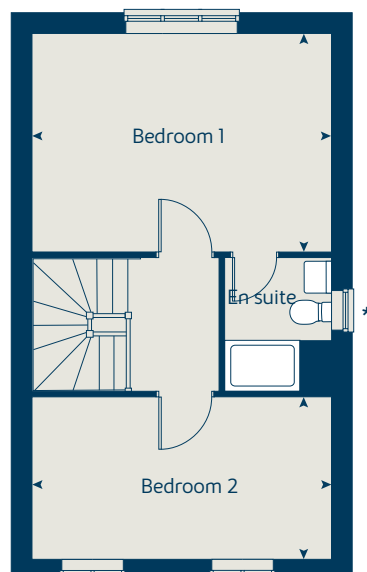
The floorplans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

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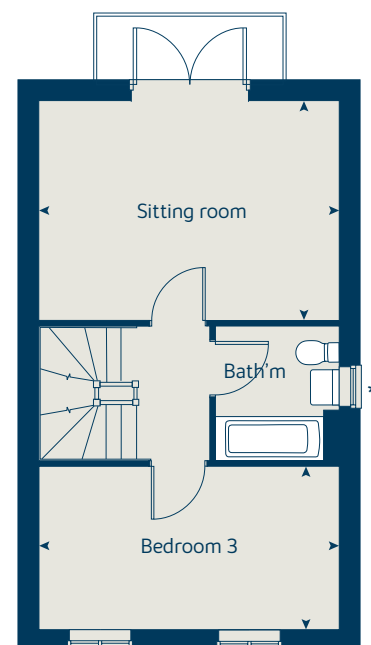
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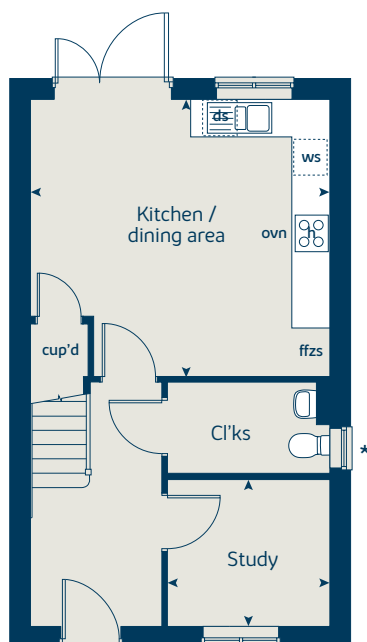
### Second floor



### First floor



### Ground floor





# The Plum

3 bedroom home

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# The Plum

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	4.75 x 4.38	15' 6" x 14' 4"
Study	2.57 x 2.32	8' 4" x 7' 6"

First floor	metres	feet / inches
Sitting room	4.75 x 3.46	15' 6" x 11' 4"
Bedroom 3	4.75 x 2.57	15' 6" x 8' 4"

Second floor	metres	feet / inches
Bedroom 1	4.75 x 3.46	15' 6" x 11' 4"
Bedroom 2	4.75 x 2.57	15' 6" x 8' 4"

### The Plum | Doncaster |

This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant.

Please note that the noise mitigation vents shown on the computer generated external elevation image only apply to plot 19. Please see sales consultant for further details.

- ① Bay window applies to plots 28 and 38 only.  
Please see sales consultant for further details.

ovn	oven	ffzs	fridge freezer space
h	hob	w	wardrobe
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points

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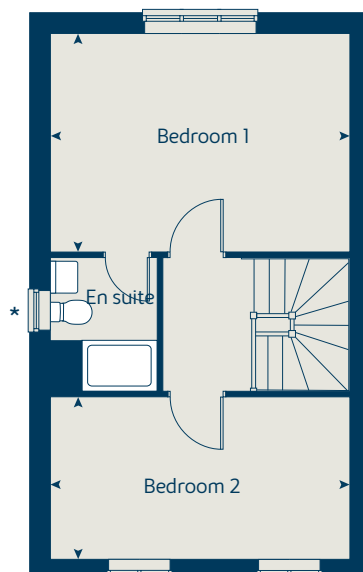
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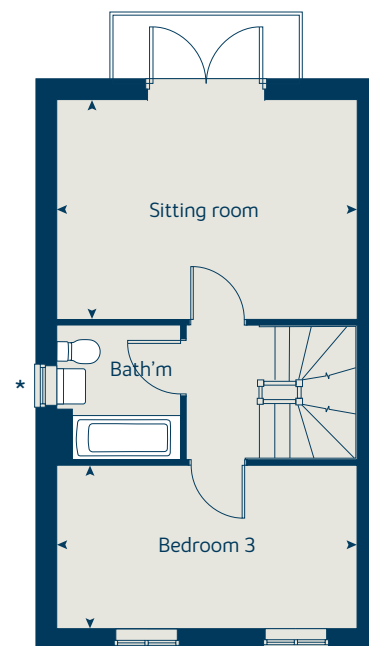
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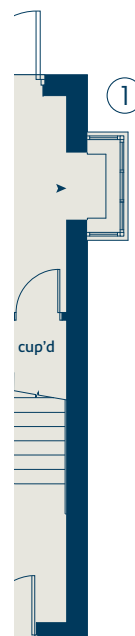
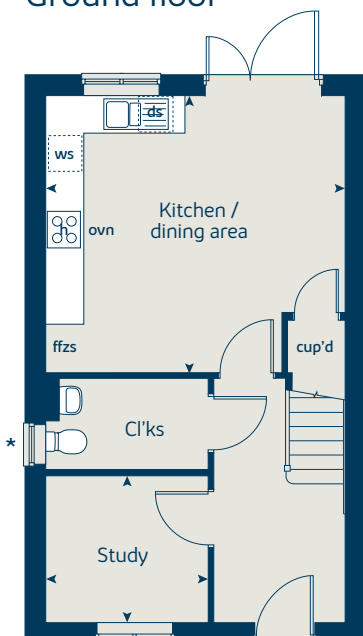
### Second floor



### First floor



### Ground floor





# The Hazel

3 bedroom home

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# The Hazel

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	5.19 x 2.99	17' 0" x 9' 10"
Sitting room	4.17 x 3.66	13' 8" x 12' 0"

### First floor

Bedroom 1	3.54 x 3.29	11' 7" x 10' 9"
Bedroom 2	2.95 x 2.72	9' 8" x 8' 11"
Bedroom 3	3.48 x 2.15	11' 5" x 7' 1"

### The Hazel | X305 04 Doncaster |

This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant.

① Alternative first floor window layout to plot 31. Please see sales consultant for further details.

\* Window applies to selected plots only. Please see sales consultant for further details.

\*\* Tax window applies to selected plots only. Please see sales consultant for further details.

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

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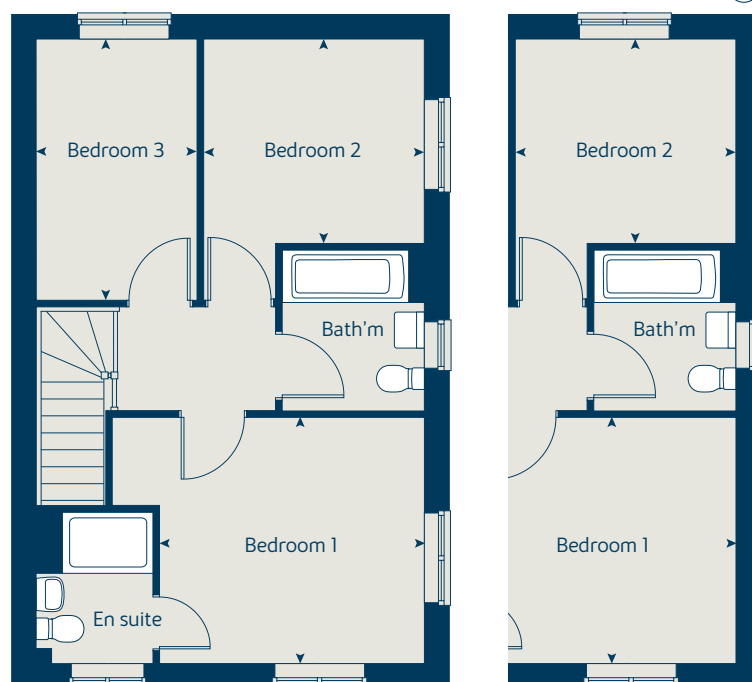
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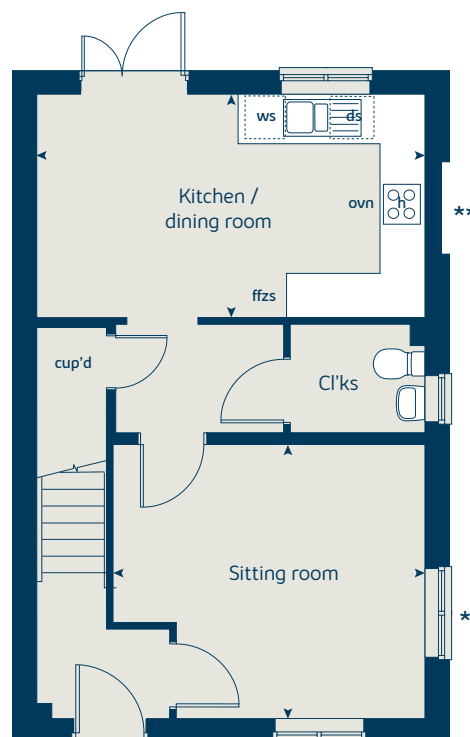
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### First floor



### Ground floor





# The Rowan

3 bedroom home

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# The Rowan

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen	2.85 x 2.46	9' 4" x 8' 1"
Sitting / dining room	5.49 x 5.19	18' 0" x 17' 0"

### First floor

Bedroom 1	3.68 x 3.57	12' 1" x 11' 9"
Bedroom 2	2.97 x 2.44	9' 9" x 8' 0"
Bedroom 3	3.54 x 2.13	11' 7" x 7' 0"

### The Rowan | X306 02 Doncaster |

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\* Windows apply to selected plots only.  
Please see sales consultant for further details.

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

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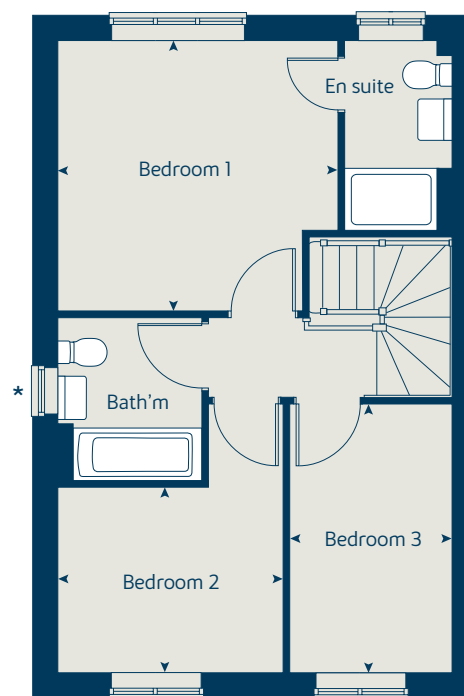
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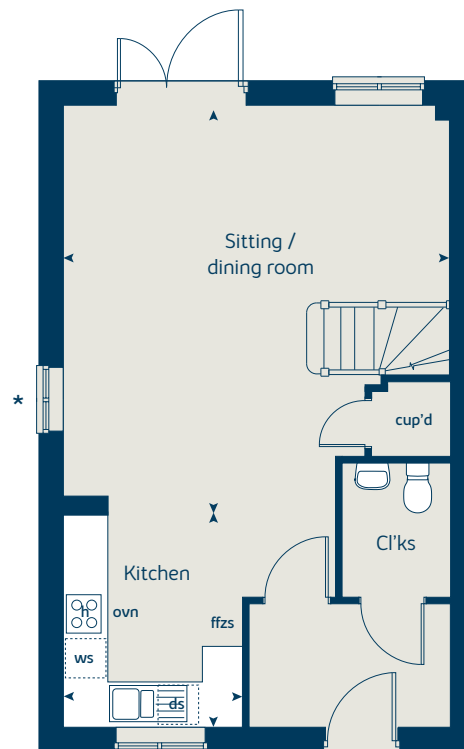
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### First floor



### Ground floor





# The Beech

3 bedroom home

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# The Beech

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	4.74 x 2.91	15' 7" x 9' 7"
Sitting room	4.00 x 3.72	13' 1" x 12' 2"

First floor	metres	feet / inches
Bedroom 2	4.74 x 2.62	15' 7" x 8' 7"
Bedroom 3	3.39 x 2.49	11' 2" x 8' 2"

Second floor	metres	feet / inches
Bedroom 1	3.62 x 3.02	11' 11" x 9' 11"

### The Beech | X309 02 Doncaster |

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ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

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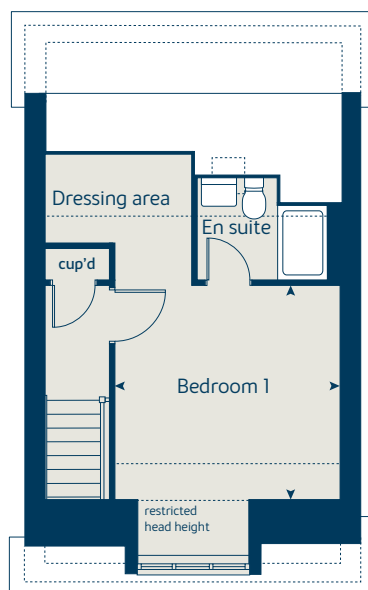
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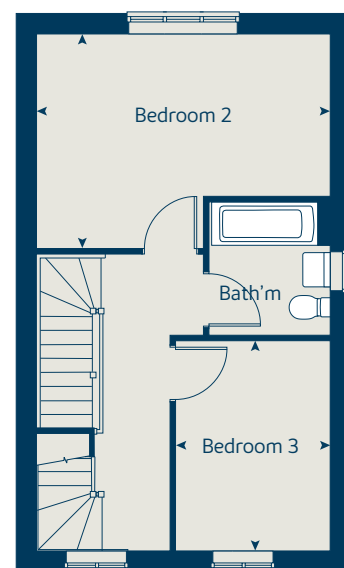
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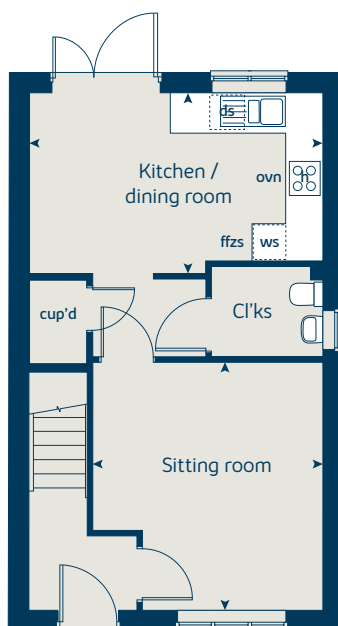
## Second floor



## First floor



## Ground floor





# The Poplar

3 bedroom home

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# The Poplar

## 3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	4.74 x 4.38	15' 7" x 14' 5"
Study	2.57 x 2.32	8' 5" x 7' 7"

### First floor

Sitting room	4.74 x 3.46	15' 7" x 11' 4"
Bedroom 3	4.74 x 2.57	15' 7" x 8' 5"

### Second floor

Bedroom 1	4.74 x 3.46	15' 7" x 11' 4"
Bedroom 2	4.74 x 2.57	15' 7" x 8' 4"

### The Poplar | X310 02 Doncaster |

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\* Windows apply to selected plots only.  
Please see sales consultant for further details.

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

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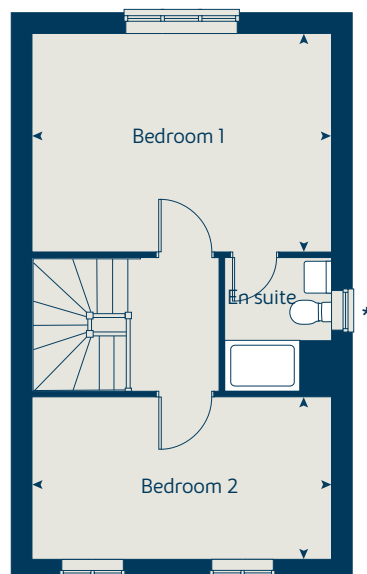
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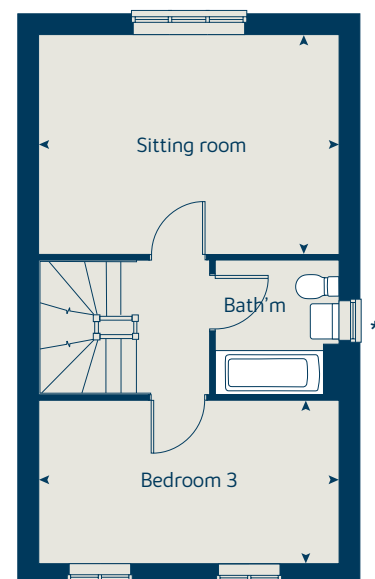
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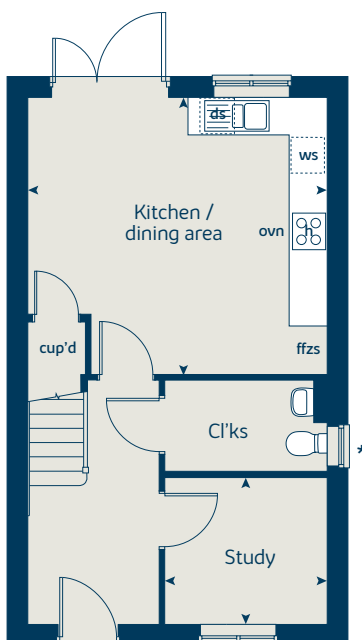
### Second floor



### First floor



### Ground floor





# The Pear

4 bedroom home

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# The Pear

## 4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	5.41 x 3.60	17' 9" x 11' 10"
Sitting room	4.51 x 4.39	14' 8" x 14' 4"

### First floor

Bedroom 1	3.68 x 3.14	12' 1" x 10' 3"
Bedroom 2	3.76 x 3.01	12' 4" x 9' 10"
Bedroom 3	4.34 x 2.18	14' 2" x 7' 2"
Bedroom 4	3.92 x 2.31	12' 9" x 7' 6"

### The Pear | Doncaster |

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ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

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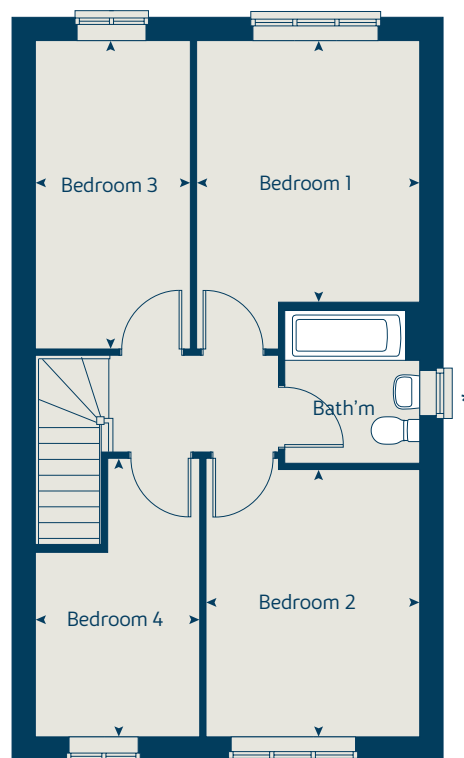
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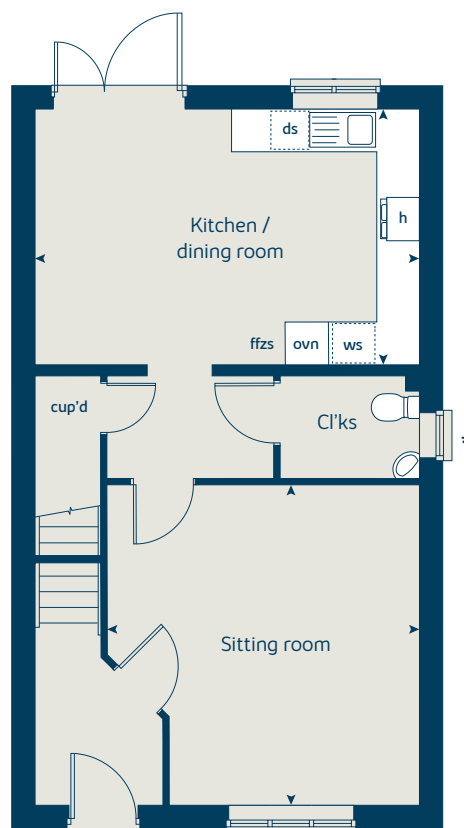
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### First floor



### Ground floor





# Potteric Edge

Doncaster

Specification

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## Doncaster

							3 bedroom	The Rowan	The Hazel	The Beech	The Poplar	The Peach	The Plum	4 bedroom	The Pear
Kitchen															
Choice of Standard fitted kitchen (doors and worktops)							■	■	■	■	■	■		■	
Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap							■	■	■	■	■	■		■	
Indesit hob (60cm) with built-in single underoven, with stainless steel splashback and curved glass chimney hood							■	■	■	■	■	■			
Hotpoint hob (75cm) with built-in double high level oven, with glass splashback and curved glass chimney hood														■	
Pendant light fitting							■	■	■	■	■	■		■	
Fridge / freezer space							■	■	■	■	■	■			
Integrated (Indesit) fridge freezer														■	
Space for integrated dishwasher with plumbing and electrics							■	■	■	■	■	■		■	
Space for washing machine with plumbing and electrics in kitchen							■	■	■	■	■	■		■	
Bathrooms and en suite(s)															
Ideal Standard I. Life white sanitary ware							■	■	■	■	■	■		■	
Close coupled WC to cloakroom							■	■	■	■	■	■		■	
Low profile shower tray with glass enclosure to bedroom 1 en suite							■	■	■	■	■	■			
Choice of standard Porcelanosa wall tiling (splashback, 600mm over bath, and full-height to shower cubicle)*							■	■	■	■	■	■		■	
Chrome bezel LED bulkhead to bathroom and en suite(s)							■	■	■	■	■	■		■	
Chrome towel warmer in bathroom and en suite(s)														■	
Doors and Windows															
Front door with multi-point security locking system and security chain							■	■	■	■	■	■		■	
Chrome plated front door numerals							■	■	■	■	■	■		■	
PVCu double glazing to windows							■	■	■	■	■	■		■	
Water waste heat recovery system							■	■	■	■	■	■			



3 bedroom  
The Rowan  
The Hazel  
The Beech  
The Poplar  
The Peach  
The Pear  
4 bedroom  
The Pear

## Doors and Windows

Double glazed PVCu French doors	■	■	■	■	■	■	■
Internal cottage style pre-primed doors with polished chrome finish handles	■	■	■	■	■	■	■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■	■	■	■	■	■	■

## General

PV solar panels	■	■	■	■	■	■	
White painted walls and smooth white ceilings	■	■	■	■	■	■	■
Combined usb / double sockets in kitchen and bedroom 1	■	■	■	■	■	■	■
Multi-media point in living room	■	■	■	■	■	■	■
TV point to bedroom 1 and family room (where applicable)	■	■	■	■	■	■	■
Master telephone socket (plus to study where shown)	■	■	■	■	■	■	■
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)	■	■	■	■	■	■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■	■	■	■
Fitted external tap	■	■	■	■	■	■	■
External light fitted to front porch and wiring for external light to rear door	■	■	■	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■	■	■	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided	■	■	■	■	■	■	■
Power and lighting to 'on plot' garage (where applicable)							■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■	■	■	■	■
Landscaped front gardens - please refer to landscaping plans	■	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■	■
First two years' customer service support from Bovis Homes	■	■	■	■	■	■	■

■ Fitted as standard - included in the property

\* Subject to stage of construction

Please note that plots 3, 5 and 9 are pre-FLOS regulations. Please see sales consultant for further details.



# So much choice...

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new contemporary kitchen and modern bathroom. Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building regulations and only branded appliances are installed in your new home.

Once you know what specification comes included, you'll have a choice from our specially selected tiles for your kitchen and bathrooms, as well as kitchen worktops and cupboard doors. You can then use the Bovis Homes **Select** brochure to add the finishing touches to your home to make it extra special for you!

From personalising your bathrooms with stunning ceramics, or adding smooth sliding wardrobes to your master bedroom, there are a wide range of additional options and upgrades available.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide guidance.



The specification shown in this leaflet is correct at the time of going to press. Bovis Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Bovis Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales consultant.

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**Bovis  
Homes** 



# 3 bedroom Sage Home

Home 69



Sage  
Homes

built  
by





# 3 bedroom Sage Home

## Home 69

Ground floor	metres	feet / inches
Kitchen	3.07 x 2.46	10' 1" x 8' 1"
Living / dining room	5.24 x 3.84	17' 2" x 12' 7"

First floor	metres	feet / inches
Bedroom 1	3.68 x 3.57	12' 1" x 11' 9"
Bedroom 2	2.97 x 2.44	9' 9" x 8' 0"
Bedroom 3	3.54 x 2.13	11' 7" x 7' 0"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

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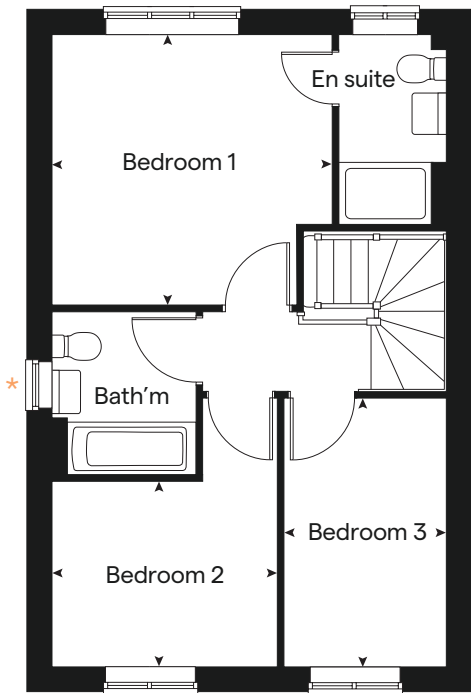
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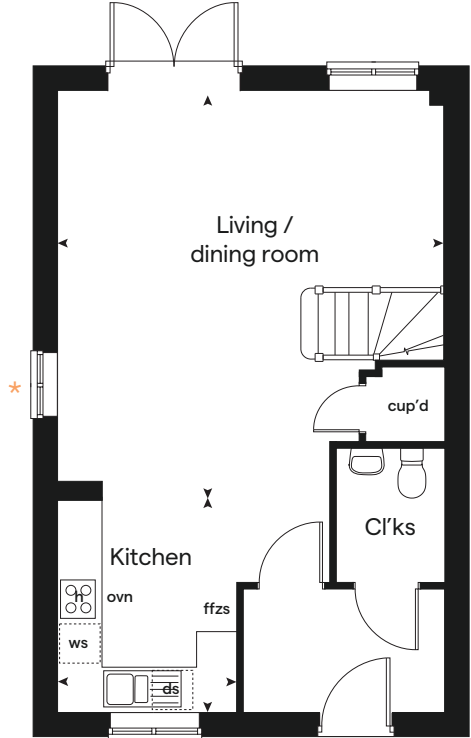
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### First floor



### Ground floor





# 3 bedroom Sage Home

## Home 70



Sage  
Homes

built  
by

Bovis  
Homes





# 3 bedroom Sage Home

## Home 70

Ground floor	metres	feet / inches
Kitchen / dining room	5.19 x 2.99	17' 0" x 9' 10"
Living room	4.17 x 3.70	13' 8" x 12' 2"

First floor		
Bedroom 1	3.54 x 3.28	11' 7" x 10' 9"
Bedroom 2	2.95 x 2.72	9' 8" x 8' 11"
Bedroom 3	3.48 x 2.15	11' 5" x 7' 1"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

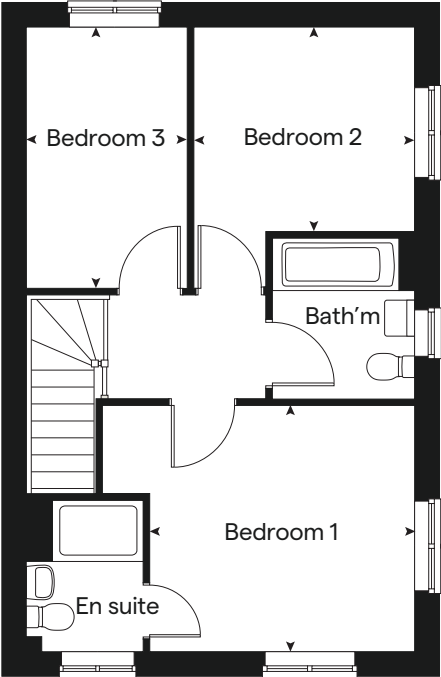
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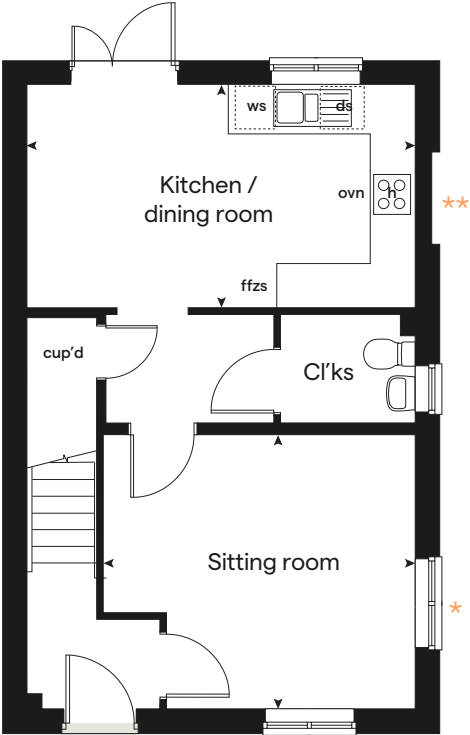
- \* Window applies to selected plots only. Please see sales consultant for further details.
- \*\* Tax window applies to selected plots only. Please see sales consultant for further details.

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### First floor



### Ground floor





# 3 bedroom Sage Home

Homes 10, 11, 66, 67 & 68



Sage  
Homes

built  
by



# 3 bedroom Sage Home

Homes 10, 11, 66,  
67 & 68

Ground floor	metres	feet / inches
Kitchen / dining area	4.74 x 2.91	15' 7" x 9' 7"
Living room	4.00 x 3.72	13' 1" x 12' 2"

First floor	metres	feet / inches
Bedroom 2	4.74 x 2.62	15' 7" x 8' 7"
Bedroom 3	3.39 x 2.49	11' 2" x 8' 2"

Second floor	metres	feet / inches
Bedroom 1	3.62 x 3.02	11' 11" x 9' 11"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

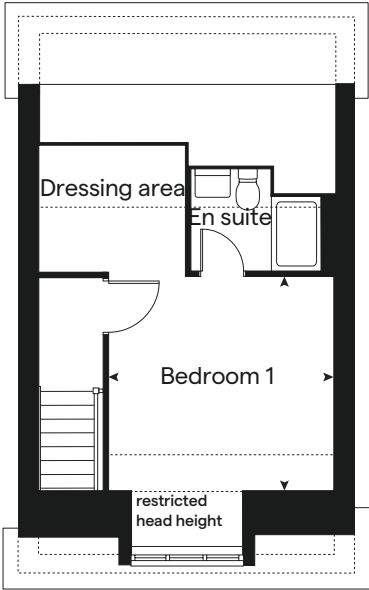
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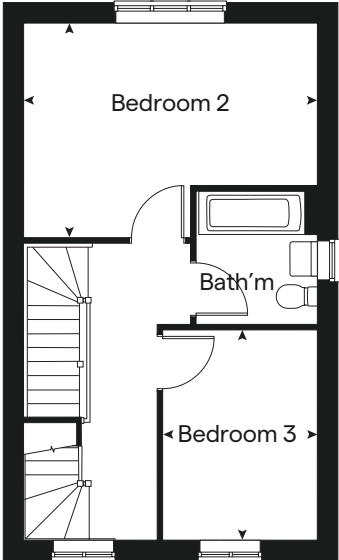
- 1 Alternative rear doors apply to plots 10 & 11 only. Please see sales consultant for further details.

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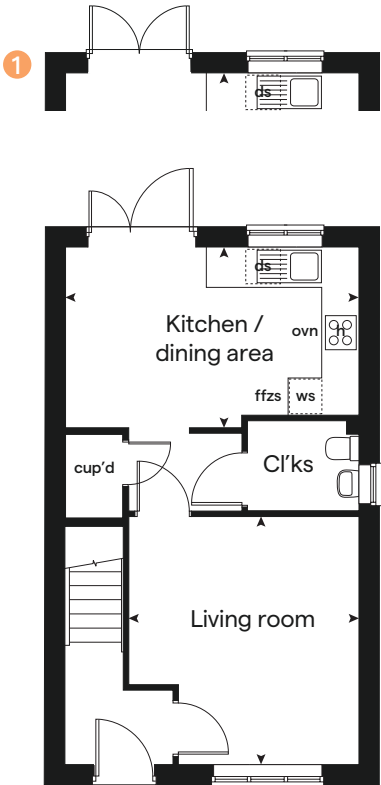
## Second floor



## First floor



## Ground floor







# 3 bedroom Sage Home

Homes 12, 13 & 18



built  
by



# 3 bedroom Sage Home

Homes 12, 13 & 18

Ground floor	metres	feet / inches
Kitchen / dining area	4.74 x 4.38	15' 7" x 14' 5"
Study	2.57 x 2.32	8' 5" x 7' 7"

First floor	metres	feet / inches
Living room	4.74 x 3.46	15' 7" x 11' 4"
Bedroom 3	4.74 x 2.57	15' 7" x 8' 5"

Second floor	metres	feet / inches
Bedroom 1	4.74 x 3.46	15' 7" x 11' 4"
Bedroom 2	4.74 x 2.57	15' 7" x 8' 4"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

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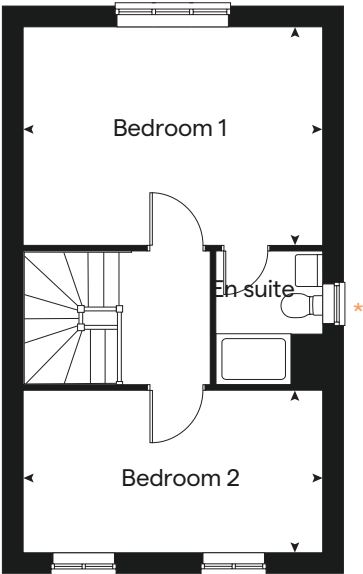
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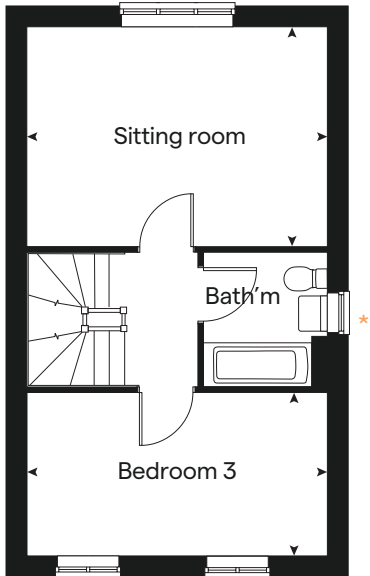
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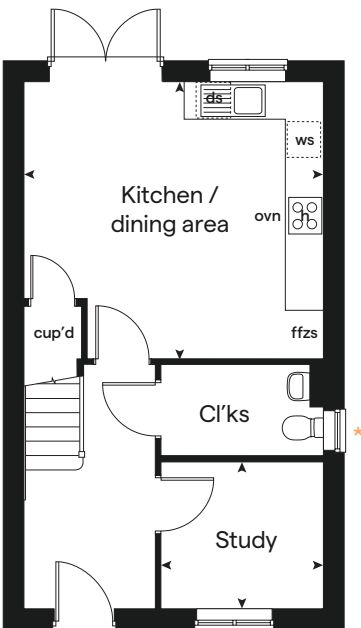
## Second floor



## First floor



## Ground floor







# 3 bedroom Sage Home

Homes 42, 43 & 44



Sage  
Homes

built  
by



Bovis  
Homes



# 3 bedroom Sage Home

Homes 42, 43 & 44

Ground floor	metres	feet / inches
Kitchen / dining area	4.74 x 4.38	15' 7" x 14' 5"
Study	2.57 x 2.32	8' 5" x 7' 7"

First floor	metres	feet / inches
Living room	4.74 x 3.46	15' 7" x 11' 4"
Bedroom 3	4.74 x 2.57	15' 7" x 8' 5"

Second floor	metres	feet / inches
Bedroom 1	4.74 x 3.46	15' 7" x 11' 4"
Bedroom 2	4.74 x 2.57	15' 7" x 8' 4"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

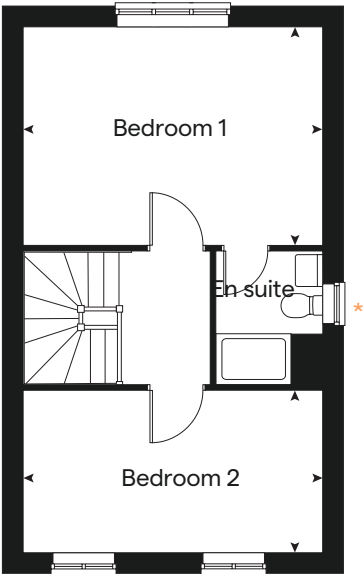
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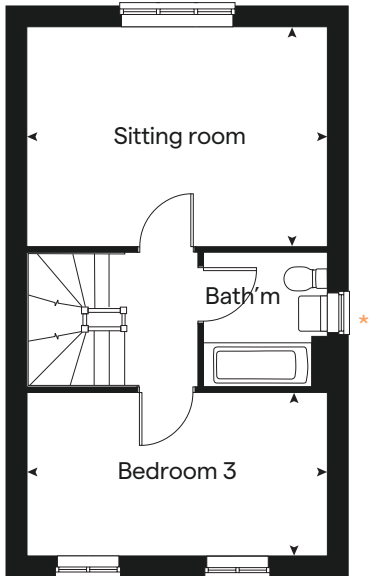
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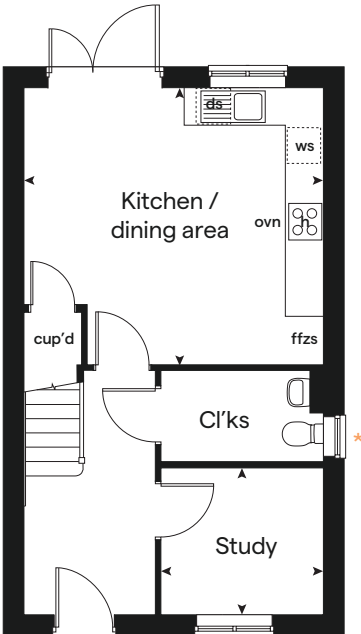
## Second floor



## First floor



## Ground floor





# 4 bedroom Sage Home

Homes 16 & 17



built  
by





# 4 bedroom Sage Home

## Homes 16 & 17

Ground floor	metres	feet / inches
Kitchen / dining area	5.69 x 5.39	18' 8" x 17' 7"
Study	2.68 x 2.21	8' 8" x 7' 3"

First floor	metres	feet / inches
Living room	5.41 x 3.32	17' 7" x 10' 9"
Bedroom 3	2.99 x 2.68	9' 8" x 8' 8"
Bedroom 4	4.16 x 2.68	13' 6" x 8' 8"

Second floor	metres	feet / inches
Bedroom 1	5.38 x 3.32	17' 7" x 10' 9"
Bedroom 2	7.25 x 2.73	23' 8" x 8' 9"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	< >	measuring points
ws	washing machine space		

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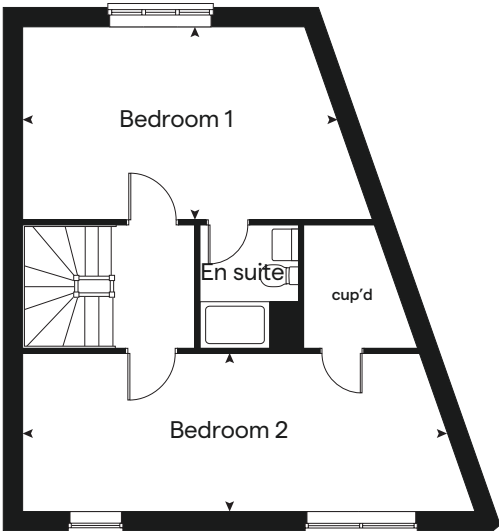
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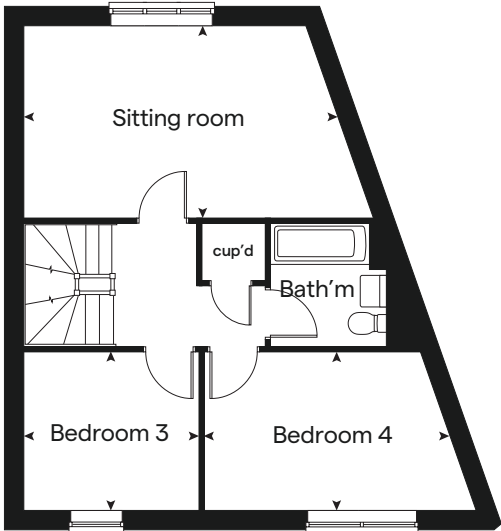
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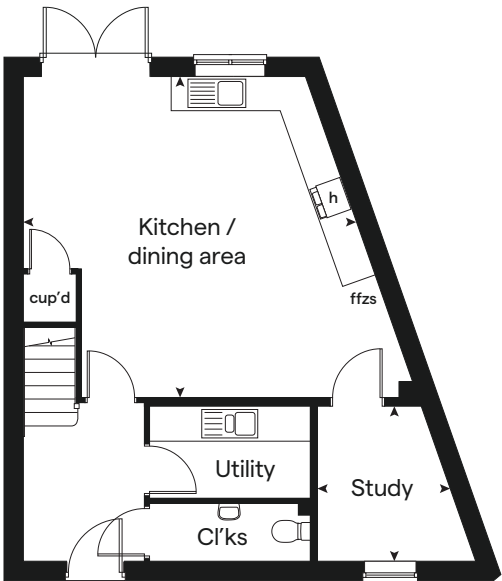
Second floor



First floor



Ground floor





# 4 bedroom Sage Home

Homes 14 & 15



built  
by





# 4 bedroom Sage Home

## Homes 14 & 15

Ground floor	metres	feet / inches
Kitchen / dining area	7.78 x 5.35	25' 6" x 17' 6"
Study	2.62 x 2.21	8' 6" x 7' 2"

First floor	metres	feet / inches
Living room	5.12 x 3.47	16' 9" x 11' 4"
Bedroom 3	2.61 x 2.53	8' 6" x 8' 3"
Bedroom 4	3.47 x 2.53	11' 4" x 8' 3"

Second floor	metres	feet / inches
Bedroom 1	5.12 x 3.46	16' 9" x 11' 4"
Bedroom 2	6.19 x 2.60	20' 4" x 8' 6"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	< >	measuring points
ws	washing machine space		

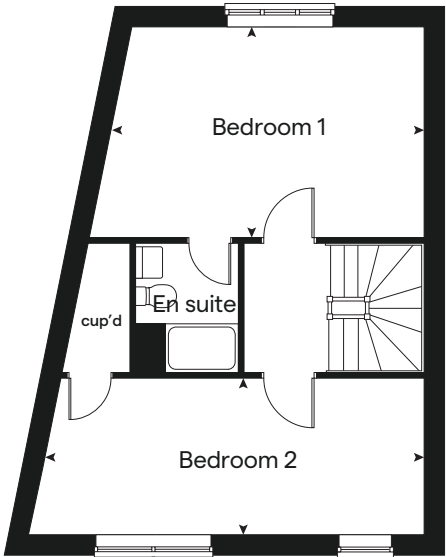
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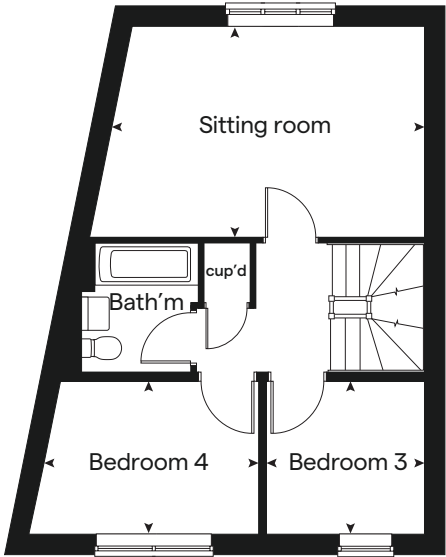
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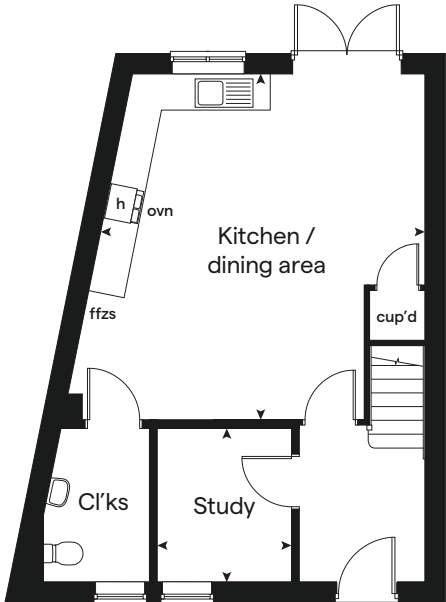
Second floor



First floor



Ground floor





# 4 bedroom Sage Home

Homes 4, 48, 54 & 55



built  
by





# 4 bedroom Sage Home

Homes 4, 48,  
54 & 55

Ground floor	metres	feet / inches
Kitchen / dining area	5.99 x 3.76	19' 7" x 12' 3"
Sitting room	4.83 x 3.39	15' 10" x 11' 2"

First floor		
Bedroom 1	3.93 x 2.95	12' 9" x 9' 7"
Bedroom 2	3.20 x 2.51	10' 5" x 8' 2"
Bedroom 3	3.43 x 2.18	11' 3" x 7' 2"
Bedroom 4	3.00 x 2.10	9' 8" x 6' 9"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

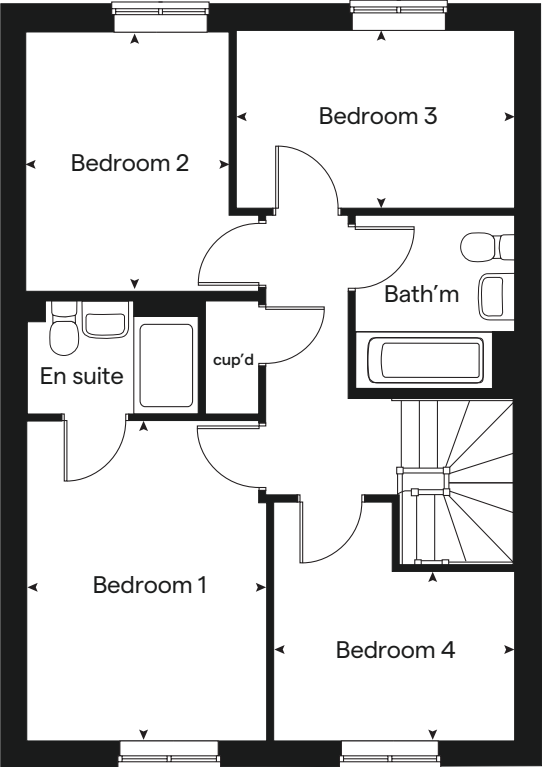
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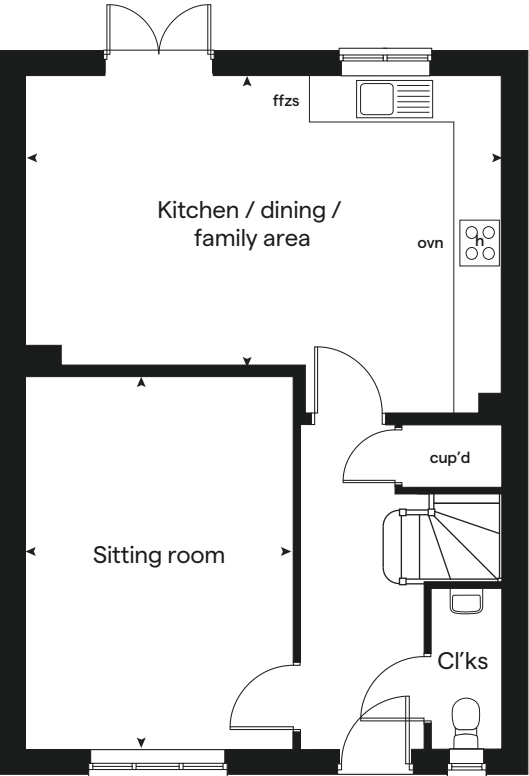
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## First floor



## Ground floor





# Potteric Edge

Doncaster

## Specification



Sage  
Homes

built  
by

Bovis  
Homes





# Potteric Edge

## Doncaster

Use this guide to see what features are included in your new home.



## Kitchen

Symphony Konzept range kitchen with laminate worktop	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■		■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility					■		
Indesit hob (60cm) with Indesit built-in single under oven, with stainless steel splashback and integrated silver hood	■	■	■				
Indesit hob (60 cm) with single oven, with stainless steel splashback and 60cm stainless steel chimney hood - please refer to working drawing for built in / under oven					■	■	■
White pendant light holder	■	■	■		■	■	■
Fridge / freezer space	■	■	■		■	■	■
Space for integrated dishwasher with plumbing and electrics	■	■	■		■	■	■
Space for washing machine with plumbing and electrics in kitchen	■	■	■		■		■
Space for washing machine with plumbing and electrics in utility					■		

## Bathrooms and en suite(s)

Ideal Standard I. Life white sanitary ware	■	■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■		■	■	■
Ideal Standard low profile shower tray with glass enclosure in en suite	■	■	■		■	■	■
Handheld hair wash attachment in bathroom**	■	■	■		■	■	■
Choice of standard Porcelanosa wall tiling (splashback, 600mm height over bath, and full-height to shower cubicle)*	■	■	■		■	■	■
White batten light holder	■	■	■		■	■	■
Water waste heat recovery system**			■		■	■	■

## Bedrooms

Dressing area to bedroom 1	■				
----------------------------	---	--	--	--	--

## Doors and Windows

Front door with multi-point security locking system and security chain	■	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■	■
Double glazed PVCu French doors	■	■	■	■	■	■	■
Internal doors to be ladder door style pre-primed with Brass Satin finish handles	■	■	■	■	■	■	■
Paving outside French door and path to garage personnel door (where applicable)	■	■	■	■	■	■	■

## General

PV solar panels**			■	■	■		■
White painted walls and smooth white ceilings	■	■	■	■	■	■	■
TV point to understairs cupboard and BT point to lounge (where applicable)	■	■	■	■	■	■	■
Master telephone socket to lounge and study where applicable	■	■	■	■	■	■	■
Ideal combi-boiler with Honeywell heating control and room thermostat(s)	■	■	■	■	■	■	■
Contemporary lantern to front door and wiring only to the rear door	■	■	■	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■	■	■	■
Battery powered Carbon Monoxide detector (wall mounted)	■	■	■	■	■	■	■
Power and lighting to garage (where in curtilage of the plot)						■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■	■	■	■	■
NHBC Buildmark choice cover	■	■	■	■	■	■	■
First two years' customer service support from Bovis Homes	■	■	■	■	■	■	■

- Fitted as standard - included in the property

\* Subject to stage of construction

\*\* Applicable to selected plots only - please refer to sales consultant for further details

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