



# Irvine Gardens

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St Martins, Oswestry, Shropshire  
A distinctive range of 2, 3 and 4 bedroom homes



# Building quality homes since 1984

Pickstock Homes is one of the leading house builders in Shropshire. With over 30 years' experience, we are committed to building high quality, well designed homes in sought after locations throughout Shropshire, Staffordshire and mid Wales.

We have built a reputation for providing exceptional customer service. We are here to guide you through the process of buying your new home and to help you every step of the way. Our all-inclusive specification enables you to choose your own kitchen and bathrooms from our exclusive ranges.

Once you have bought your new home you will be able to relax with the peace of mind that comes with a 10 year 'Buildmark' warranty provided by the National House Building Council (NHBC), covering any major defect to the structure of the property, or in its construction. We also include our own two year warranty on our properties for total peace of mind.

The Pickstock Homes promise:  
a warm welcome, peace of mind and quality guaranteed.

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## Irvine Gardens

### St Martins, Oswestry

Welcome to Irvine Gardens, Pickstock Homes' popular new development in St Martins, Shropshire.

Phase three features a wide selection of two, three and four bedroom homes. There is something for everyone, from affordable starter homes to large family properties, all of which combine the best of traditional and contemporary design.

Irvine Gardens is situated in the centre of St Martins, a friendly community in the heart of the beautiful Shropshire countryside, so you can enjoy everything the village and the surrounding area has to offer. The village is well located for the daily commute, with immediate access to the A483 providing direct links to the main motorways. The market towns of Oswestry and Ellesmere both a short drive away

All the local amenities you could need are on your doorstep, with a good school, a park and supermarket all within walking distance. There really couldn't be a better place to set up home.

  
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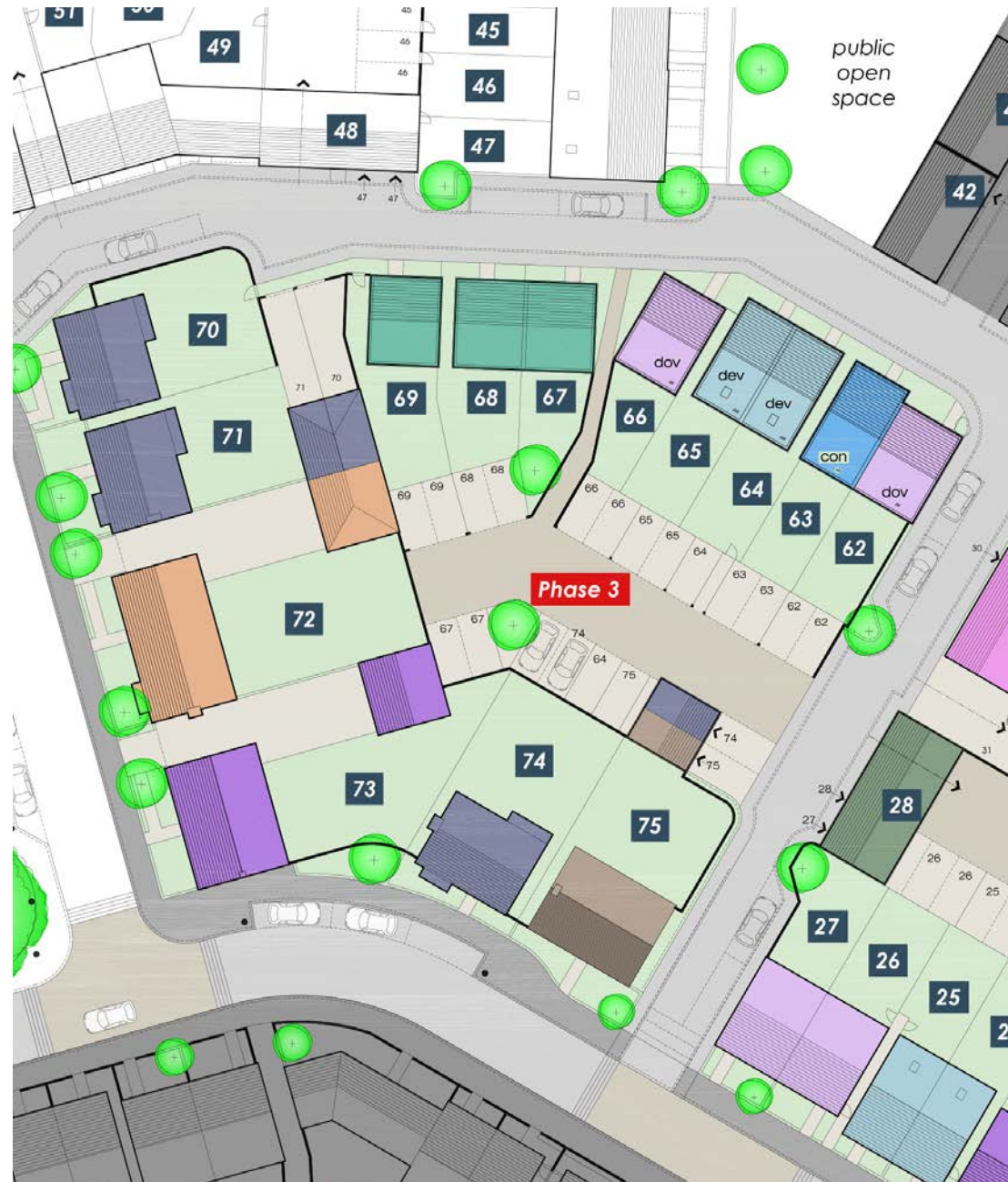
# Irvine Gardens

St Martins, Oswestry

*Site Plan*

Plot No.	House types
69 67 68	Beaully Alt 2 Bedroom Det & Semi-det
28	Cassley 2 Bedroom Coach house
24 25 64 65	Deveron 3 Bedroom Semi-detached
63	Conwy 3 Bedroom Terrace
26 27 32 33 62 66	Dovey 3 Bedroom Det & Semi-det
30	Annan Alt 3 Bedroom Detached
70 71 74	Tern 3 Bedroom Detached
31 75	Stretford 4 Bedroom Detached
23 73	Thurso 4 Bedroom Detached
72	Torrige 4 Bedroom Detached

Irvine Gardens,  
St Martins  
Oswestry, Shropshire



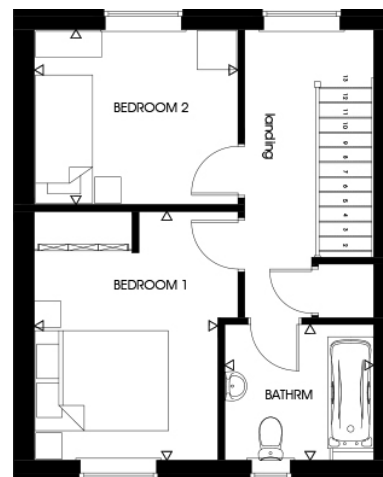
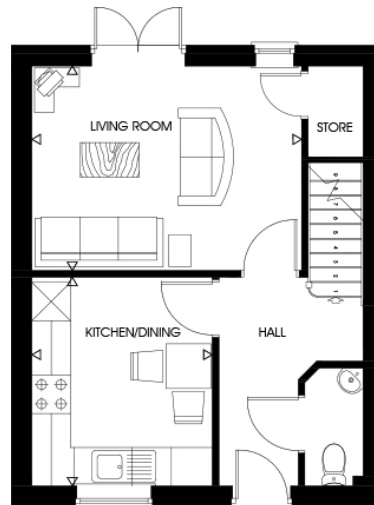
# Beauly

## 2 Bed Semi-detached

### £139,950

Beauly is a 2 bedroom semi-detached property at Irvine Gardens. This beautiful home has a spacious internal layout and generous garden. The ground floor features an open plan kitchen/dining room, a living room that opens on to the garden, and a cloakroom. The first floor has two good sized bedrooms and bathroom.

The property benefits from a very high standard of finish throughout including: custom designed contemporary kitchen with Zanussi integrated appliances, Roca sanitaryware and ceramic tiles in the bathrooms, Legrand Synergy brushed chrome accessories and oak handrails.



Plot 67

### Ground Floor

Kitchen / Dining	2.81m x 3.26m	9' 2" x 10' 8"
Living Room	4.20m x 3.19m	13' 9" x 10' 5"

### First Floor

Bedroom 1	2.79m x 3.79m	9' 1" x 12' 5"
Bedroom 2	3.09m x 2.67m	10' 1" x 8' 9"
Bathroom	2.26m x 2.07m	7' 4" x 6' 9"



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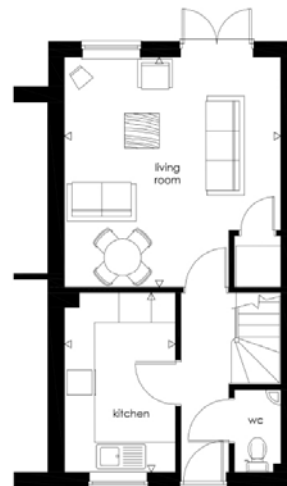
# Conwy

## 3 Bed Semi-detached

### £159,500

Conwy is a three bedroom semi-detached home at Irvine Gardens, St Martins. Downstairs there is a kitchen, cloakroom and living room that opens on to the garden. On the first floor there are three good sized bedrooms and a family bathroom.

The property benefits from a very high standard of finish throughout including: custom designed contemporary kitchen with Zanussi integrated appliances, Roca sanitaryware and ceramic tiles in the bathrooms, Legrand Synergy brushed chrome accessories and oak handrails.



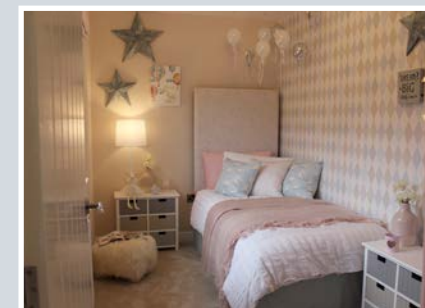
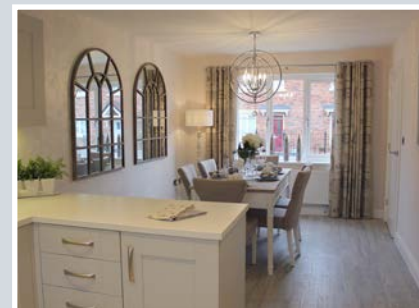
Plot 63

### Ground Floor

Kitchen	2.23m x 3.60m	7' 3" x 11' 9"
Living / Dining	4.36m x 4.64m	14' 3" x 15' 2"

### First Floor

Bedroom 1	4.36m x 2.96m	14' 3 x 9' 8"
Bedroom 2	2.18m x 3.16m	7' 1" x 10' 4"
Bedroom 3	2.06m x 2.08m	6' 9" x 6' 9"
Bathroom	2.18m x 2.00m	7' 1" x 6' 6"



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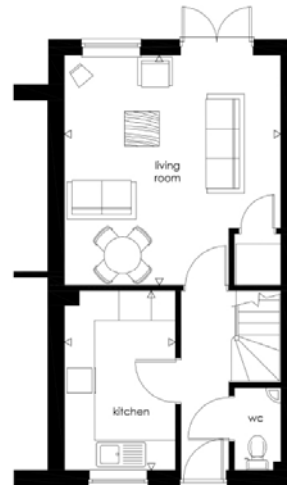
# Dovey

## 3 Bed Semi-detached

### £159,950

Dovey is a semi-detached home with private parking at Irvine Gardens. With a spacious kitchen and French doors in the living room that open on to the garden, Dovey offers plenty of space for a growing family.

The property benefits from a very high standard of finish throughout including: custom designed contemporary kitchen with Zanussi integrated appliances, Roca sanitaryware and ceramic tiles in the bathrooms, Legrand Synergy brushed chrome accessories and oak handrails.



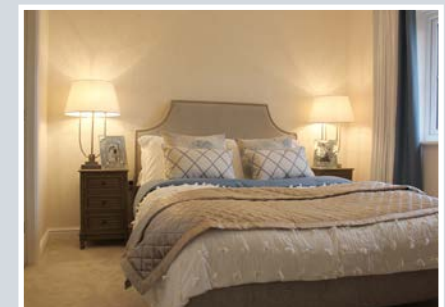
Plot 62

### Ground Floor

Kitchen	2.82m x 3.88m	9' 3" x 12' 9"
Living / Dining	3.47m x 5.16m	11' 5" x 16' 11"

### First Floor

Bedroom 1	2.95m x 3.88m	9' 8" x 12' 9"
Bedroom 2	2.95m x 3.47m	9' 8" x 11' 5"
Bedroom 3	2.10m x 2.51m	6' 10" x 8' 2"
Bathroom	2.10m x 1.90m	6' 10" x 6' 3"



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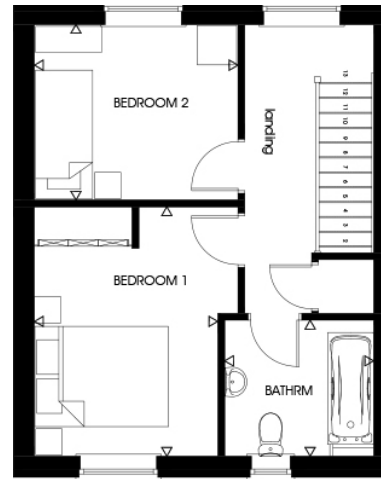
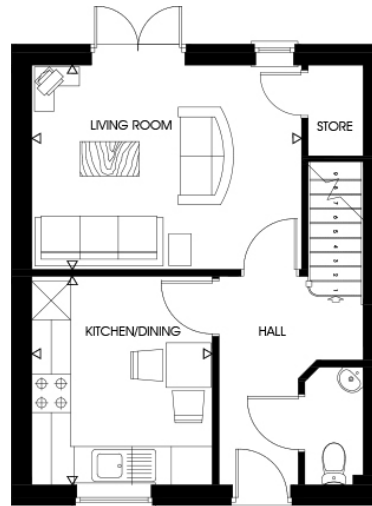
# Beauly Alt

## 2 Bed Detached

### £159,950

Beauly is a two bedroom detached property at Irvine Gardens. This beautiful home has a spacious internal layout and generous garden. The ground floor comprises an open plan kitchen/dining room, a living room that opens on to the garden, and a cloakroom. On the first floor there are two good sized bedrooms and a bathroom.

The property benefits from a very high standard of finish throughout including: custom designed contemporary kitchen with Zanussi integrated appliances, Roca sanitaryware and ceramic tiles in the bathrooms, Legrand Synergy brushed chrome accessories and oak handrails.



Plot 69

### Ground Floor

Kitchen / Dining	2.81m x 3.26m	9' 2" x 10' 8"
Living Room	4.20m x 3.19m	13' 9" x 10' 5"

### First Floor

Bedroom 1	2.79m x 3.79m	9' 1" x 12' 5"
Bedroom 2	3.09m x 2.67m	10' 1" x 8' 9"
Bathroom	2.26m x 2.07m	7' 4" x 6' 9"



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# Tern

## 3 Bed Detached

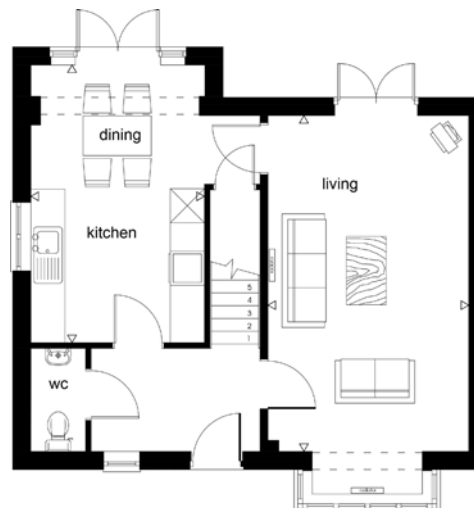
### £209,950

Tern is a detached three bedroom property with garage at Irvine Gardens.

This lovely family home has a generous internal layout and plenty of outdoor space. On the ground floor there is an open plan kitchen/dining room and a large living room, both of which open out to the garden, and a cloakroom. On the first floor there is a master suite, a further two good sized bedrooms and a stylish family bathroom.

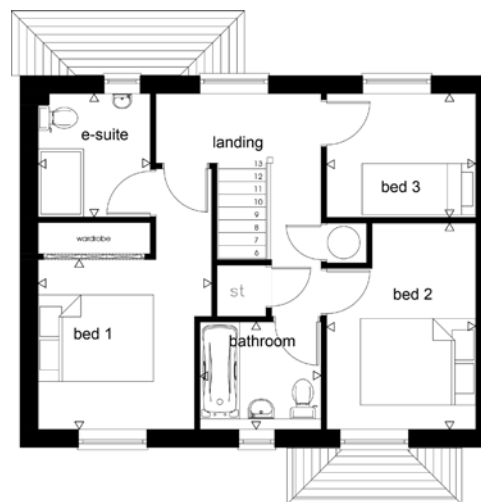
The high specification includes a custom designed contemporary kitchen with Zanussi integrated appliances, Vitra sanitaryware and ceramic tiles in the bathrooms, Legrand Synergy brushed chrome accessories and oak handrails.

Plot 70



### Ground Floor

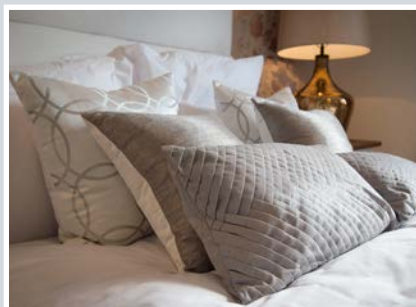
Living Room	3.53m x 5.91m	11'6" x 19'4"
Kitchen / Dining	3.05m x 4.86m	10'10" x 15'11"



### First Floor

Bedroom 1	3.05m x 2.99m	10'0" x 9'9"
En suite	1.98m x 2.17m	6'6" x 7'1"
Bedroom 2	2.62m x 3.63m	8'7" x 11'10"
Bedroom 3	2.62m x 2.17m	8'7" x 7'1"
Bathroom	2.13m x 1.89m	6'11" x 6'2"

Image TBC



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# Torridge

## 4 Bed Detached

### £289,950

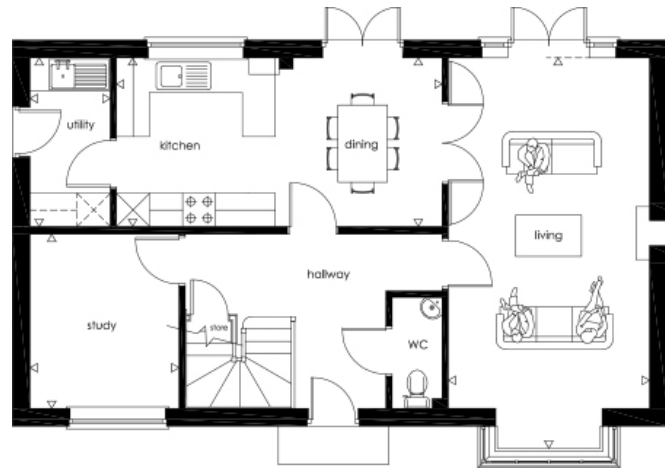
Torridge is a four bedroom detached property with garage at Irvine Gardens. This delightful family home features a generous internal layout and plenty of outdoor space. On the ground floor there is an open plan kitchen/dining room and a large living room, both of which open out to the garden, along with a utility, study and cloakroom. The first floor has a master bedroom with en-suite shower room, three good sized bedrooms and a contemporary family bathroom.

The high specification includes a custom designed contemporary kitchen with Zanussi integrated appliances, Vitra sanitaryware and ceramic tiles in the bathrooms, Legrand Synergy brushed chrome accessories and oak handrails.



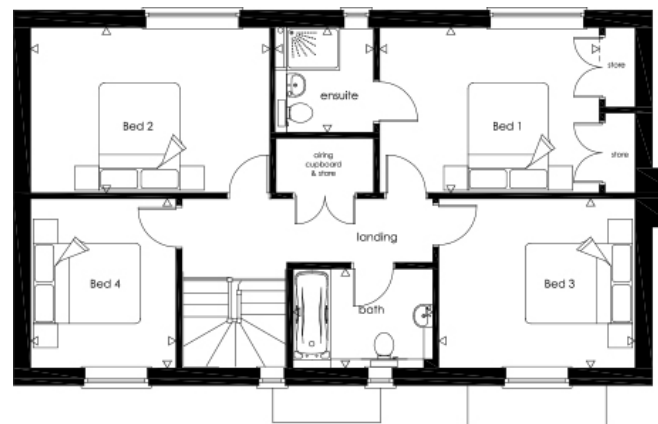
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Plot 72



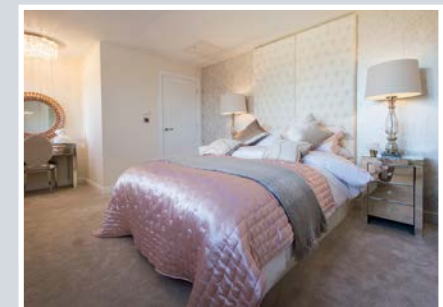
### Ground Floor

Kitchen / Dining	5.92m x 2.89m	19' 5" x 9' 6"
Living Room	7.08m x 3.66m	23' 3" x 12' 0"
Study	3.16m x 2.71m	10' 4" x 8' 10"
Utility	3.06m x 1.46m	10' 0" x 4' 9"



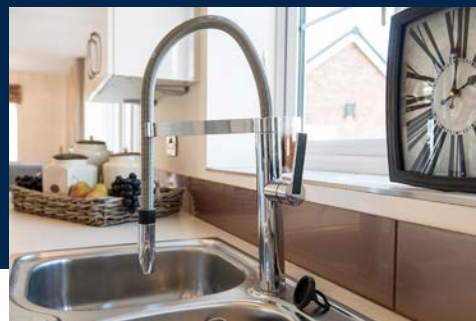
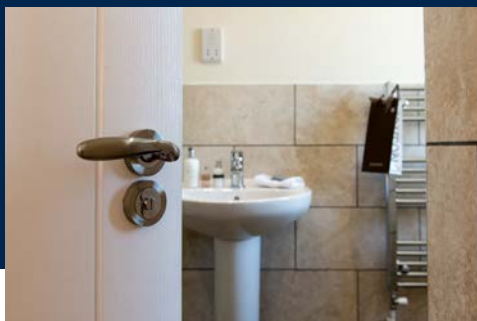
### First Floor

Bedroom 1	4.09m x 3.09m	13' 5" x 10' 2"
En suite	1.96m x 1.84m	6' 5" x 6' 0"
Bedroom 2	3.79m x 3.09m	12' 5" x 10' 2"
Bedroom 3	3.66m x 3.16m	12' 0" x 10' 4"
Bedroom 4	2.71m x 3.16m	8' 10" x 10' 4"
Bathroom	2.60m x 1.86m	8' 6" x 6' 1"



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## Fixtures and Fittings

### General

- NHBC Build Mark 10 year warranty
- Pickstock Homes 2 year warranty
- Worcester Bosch Boiler with 5 year warranty
- UPVC Secure by Design compliant windows
- Brushed chrome accessories and doorbell
- TV point in lounge, family room and all bedrooms. These are wired to a star splitter unit located in the loft ready to receive homeowners' Sky+ system.
- Wiring provided for homeowners' alarm system
- Muscat Dusk to Dawn PIR sensor lighting to front and rear of the property
- Downlights to kitchen, bathrooms and en-suites. Pendant lights to all other rooms.
- Fitted wardrobe to master bedroom; choose from a range of quality fittings
- Oak handrails to staircase

### Bathrooms, en-suites and cloakrooms

- Roca Giralda 1700mm acrylic bath with chrome Pisa bath filler and Manhattan swiftseal bath screen. Roca Laura close-coupled WC. Roca single tap hole basin with chrome Pisa basin mixer.
- Manhattan Duralite® shower trays with Manhattan 6 pivot side panels. Chrome towel rail
- Full height tiling to bath and shower enclosure, half height tiling behind sanitary ware walls. Tile splashback to cloakroom basin
- One shaving point in bathroom or en- suite (where applicable)
- Manrose extractor fans in all bathrooms, en-suites and cloakrooms

## Kitchens and Appliances

Symphony Kitchens is the preferred supplier for all of our homes, selected for their experience and expertise in the industry. Choose from a wide range of quality modern and traditional kitchens.

- Fully fitted kitchen of your choice
- Laminated worktops with the option to upgrade to Earthstone or granite
- Upstands
- Glass splashback to hob – choose from a selection of colours
- Stainless steel insert 1.5 bowl sink with mobile drainer
- Chrome Blanco Strand mono tap in kitchen
- Chrome Blanco Prinz level mixer tap in utility room (where applicable)

### 2 & 3 Bedroom Properties

- Zanussi ZOB343X single oven
- Gas hob
- Stainless steel hood
- Zanussi ZBB28441SA integrated fridge freezer

### 4 + Bedroom Properties

- ZOF35561XK built-under double oven / ZOD35511XK built-in double oven
- Gas hob
- Stainless steel hood
- Zanussi ZBB28441SA integrated fridge freezer
- Zanussi ZDT12011FA integrated dishwasher

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