

## ENQUIRIES

Visitor Centre and Marketing Suite  
Elizabeth Shaw House  
Co-Operation Road  
Greenbank, BS5 6HP

Telephone: 0117 374 6600

Email: [enquiries@chocolatefactorybristol.com](mailto:enquiries@chocolatefactorybristol.com)

[www.chocolatefactorybristol.com](http://www.chocolatefactorybristol.com)

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The joint agents and their clients  
give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements, travel times and distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has

all necessary planning, building regulation or other consents and the agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3. These particulars were prepared from preliminary plans and specifications before the completion of the properties. These particulars, together with any images that they contain, are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

# THE CHOCOLATE FACTORY

3 and 4 bedroom homes with parking  
on Carsons Road, Greenbank, BS5

New homes warranty provider



Sales agents



A development brought to you  
by Generator South West a division  
of the Generator Group of Companies



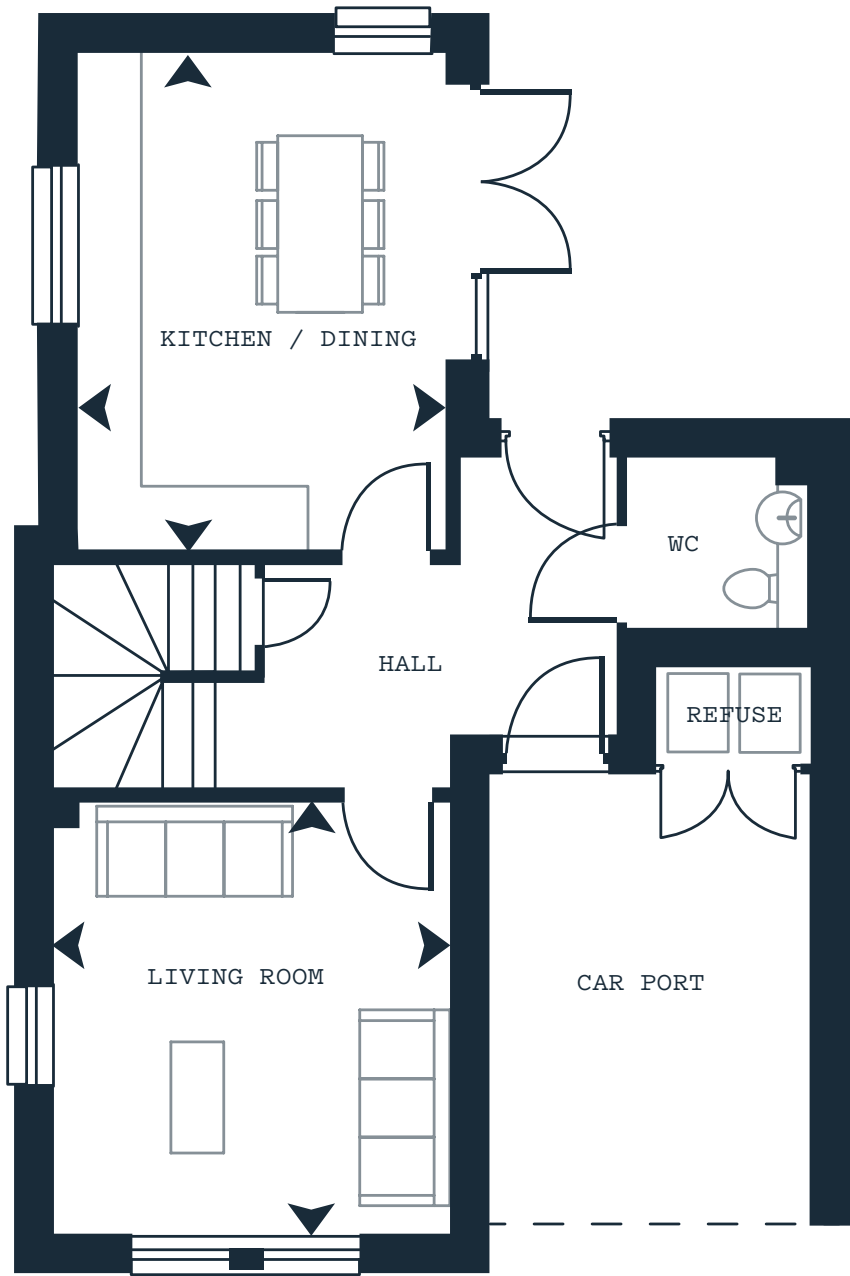
# 4 BEDROOM HOUSE



TERRACE 3 / PLOT NUMBERS 1 & 8\*  
TOTAL AREA 1454 sq ft / 135.1 sq m  
\*PLOT 8 IS HANDED

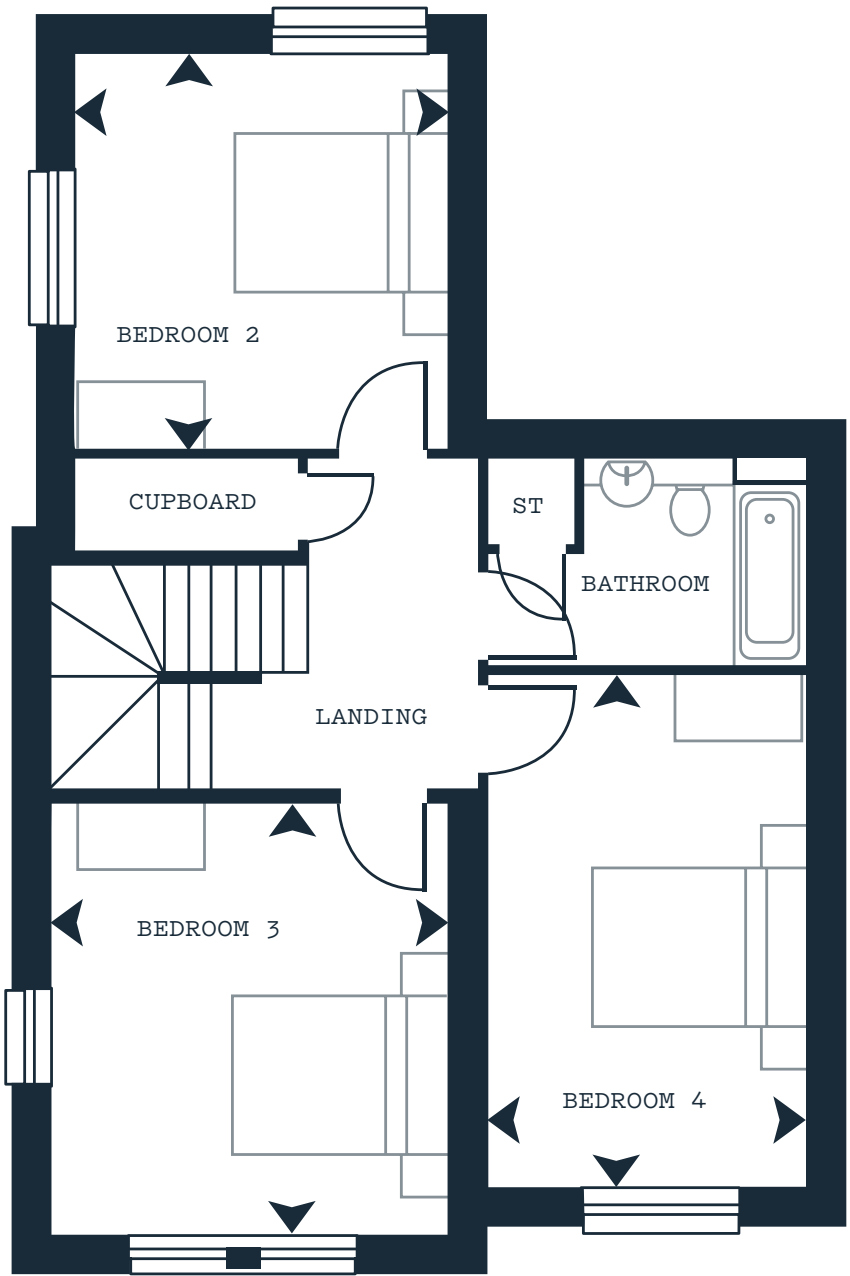
## GROUND FLOOR

Kitchen / Dining	Living Room	Car Port
4.67m x 3.45m	4.07m x 3.74m	3.00m across
15'4" x 12'3"	13'4" x 12'3"	8'10" across



## FIRST FLOOR

Bedroom 2	Bedroom 3	Bedroom 4
3.73m x 3.45m	4.07m x 3.74m	4.76m x 2.94m
12'3" x 11'3"	13'4" x 12'3"	15'7" x 9'8"



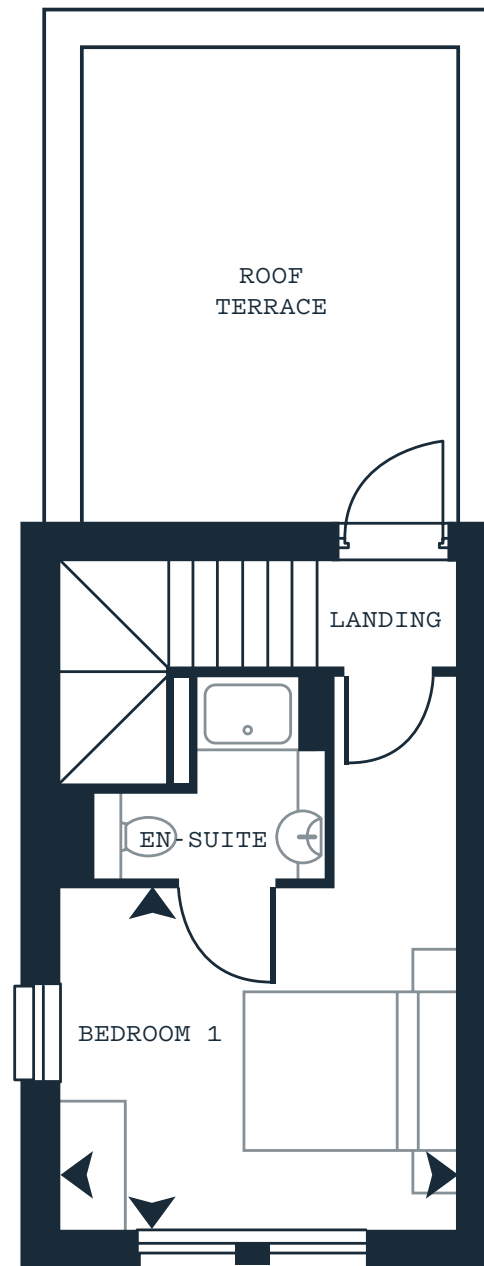


# 4 BEDROOM HOUSE

TERRACE 3 / PLOT NUMBERS 1 & 8\*  
TOTAL AREA 1454 sq ft / 135.1 sq m  
\*PLOT 8 IS HANDED

## SECOND FLOOR

Bedroom 1	Terrace
3.74m x 3.17m	4.44m x 3.50m
12'3" x 10'5"	14'7" x 11'6"



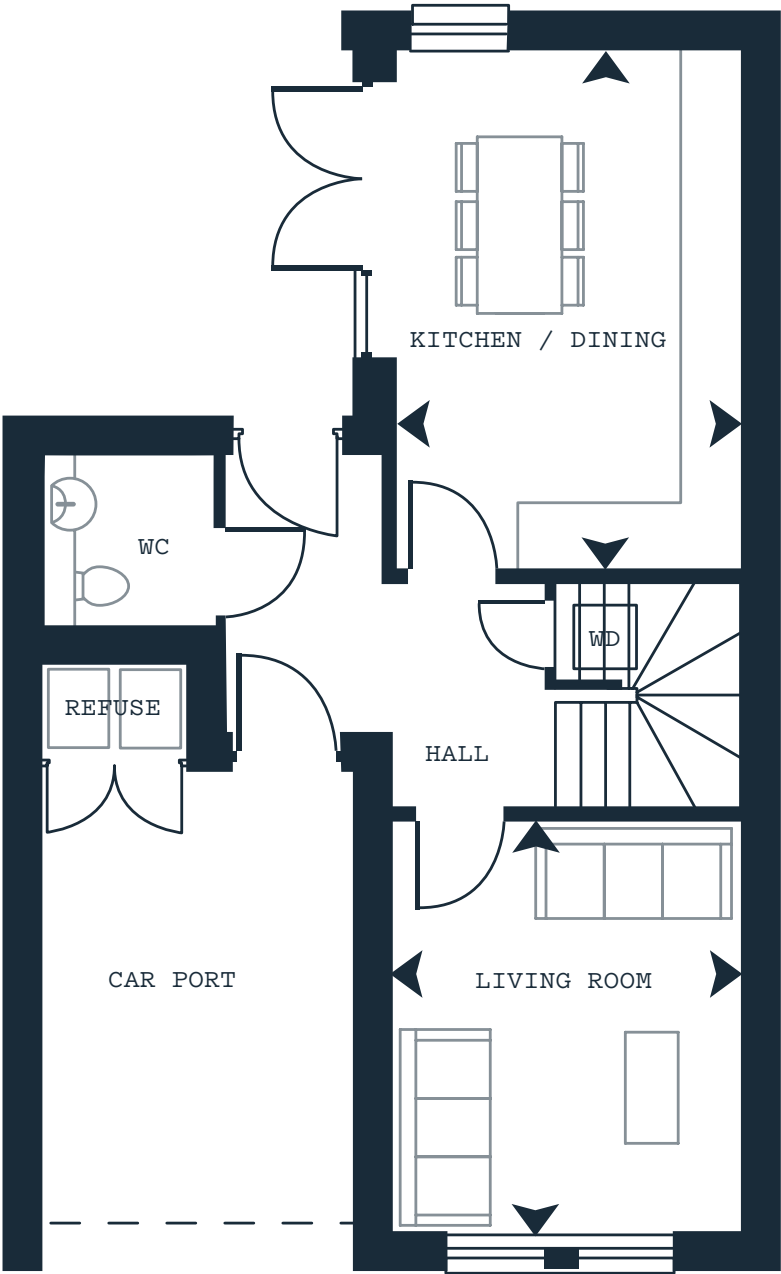
# 3 BEDROOM HOUSE



TERRACE 3 / PLOT NUMBERS 2-7  
TOTAL AREA 1106 sq ft / 102.7 sq m

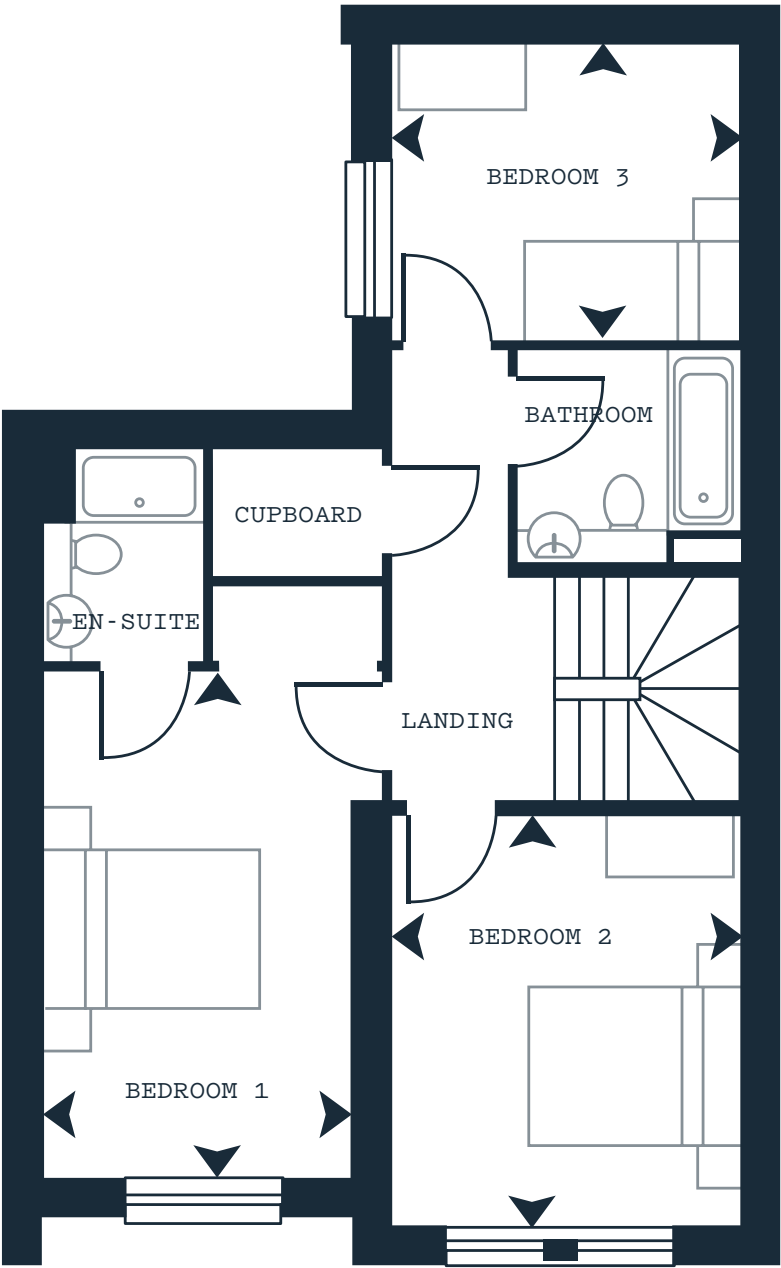
### GROUND FLOOR

Kitchen / Dining	Living Room	Car Port
4.88m x 3.25m	3.84m x 3.27m	2.90m across
16'0" x 10'8"	12'7" x 10'8"	9'5" across



### FIRST FLOOR

Bedroom 1	Bedroom 2	Bedroom 3
4.70m x 2.84m	3.84m x 3.27m	3.25m x 2.74m
15'5" x 9'4"	12'7" x 10'8"	10'8" x 9'0"







# SITE MAP



# SPECIFICATION

## KITCHENS

- German engineered kitchens by Stolz with a range of base and wall units
- Cutlery drawer
- Warm white countertop lighting
- Built-in waste and recycling bins

### Electrolux Appliances

- Induction hob
- Stainless steel electric oven
- Integrated 70/30 tall fridge freezer

- Zanussi integrated dishwasher

- Brushed steel double socket above worksurface with USB port

## BATHROOMS

### Vado Brassware

- ‘Atmosphere’ Multi function chrome shower kit over bath
- ‘Photon’ chrome basin mixer
- ‘Aquablade’ 200mm round chrome shower head and arm (ensuites only)
- ‘Zoo’ mini shower kit (ensuites only)

### Roper Rhodes Sanitary Ware

- ‘Serenity’ rimless back to wall WC with soft close seat
- ‘System’ vanity unit in white gloss
- ‘System’ isocast basin
- ‘Breathe’ ceramic wash basin to WC

### Porcelanosa Tiles

- ‘Madagascan’ wall and floor tiles
- ‘Ona Natural’ feature wall tiles

- Shaver sockets to bathrooms (and ensuites where applicable)
- Feature mirror over wash basin
- Fully tiled bath panel
- Chrome radiator towel rail



## INTERIORS

- ‘Vintage Oak’ engineered vinyl plank flooring by Woodpecker to living areas, kitchen and hallway
- Brushed steel ironmongery, light switches and sockets (with USB ports to selected areas)
- Brushed steel dimmer switches to living and kitchen areas
- Low voltage LED lighting to kitchen, bathrooms and hallways
- Pendant lighting to living areas and bedrooms
- Matt white emulsion to walls throughout
- White satinwood to woodwork
- Square edged, grooved contemporary skirting and architraves
- A-rated Valiant combination boilers with wall mounted radiators
- BT FTTP high speed broadband connection

## EXTERIORS

- Traditionally built brick homes with slate roofs
- Anthracite Grey aluminium frame, double-glazed windows
- Anthracite Grey front door with glazed privacy panel
- Anthracite Grey fully glazed double patio doors to garden

## PRIVATE GARDENS

- Fenced with rear access (where applicable)
- Bin store (to selected plots)
- Paved patio area to garden

## COMMUNITY FACILITIES

- Professionally landscaped public open square with a range of paved and planted areas
- New pedestrian and cycle accessways to the Bristol and Bath Railway Path
- Visitor parking
- Bike racks

## HOUSEBUILDER WARRANTY

- Checkmate 10 year housebuilder insurance backed warranty

