

# NOVA PLACE

NEWPORT

A THOUGHTFULLY DESIGNED RANGE OF  
2, 3 & 4 BEDROOM HOMES



TILIA  
HOMES

PART OF THE **untypical** GROUP

## Welcome to Nova Place

Discover an exceptional collection of two, three and four bedroom homes on Station Road in the heart of Newport, Shropshire – perfectly crafted for modern family living. Nestled within beautifully landscaped green spaces, these homes are carefully designed to blend timeless charm with contemporary elegance, creating a warm and welcoming neighbourhood right on your doorstep. With spacious, stylish interiors and seamless connections to local amenities, make Nova Place your next move and unlock the balanced lifestyle this picturesque and historic town has to offer.



 Shrewsbury and Newport Canal

## Education

Nova Place is situated conveniently within a range of local schools that cater for primary, secondary and college students.

### Moorfield Primary School

Located just 0.3 miles from Nova Place, this primary school is renowned for its strong community spirit and dedicated staff. With "Learning to Flourish" at the centre of their ethos, they focus on individual students, development and a supportive learning environment.

### Haberdashers' Adams School

This prestigious grammar school is known for its academic record, historic charm, and commitment to nurturing well-rounded children through ages 11 to 18. It is spotlighted as providing top-tier education that prepares students for life beyond the classroom.

### Telford College

Telford College offers a selection of A-levels, vocational courses, and apprenticeships, complemented by modern state-of-the-art facilities and a strong vision of equipping students with usable skills for the workplace.

Although the schools listed above are nearby, we cannot guarantee admission.





## Connections

Exceptional transport links to nearby towns, cities and surrounding areas.



Destinations by car

**15**  
min

**Telford**  
8.5 miles

**25**  
min

**Stafford**  
13 miles

**35**  
min

**Shrewsbury**  
20 miles



Destinations by train  
Stafford Station

**16**  
min

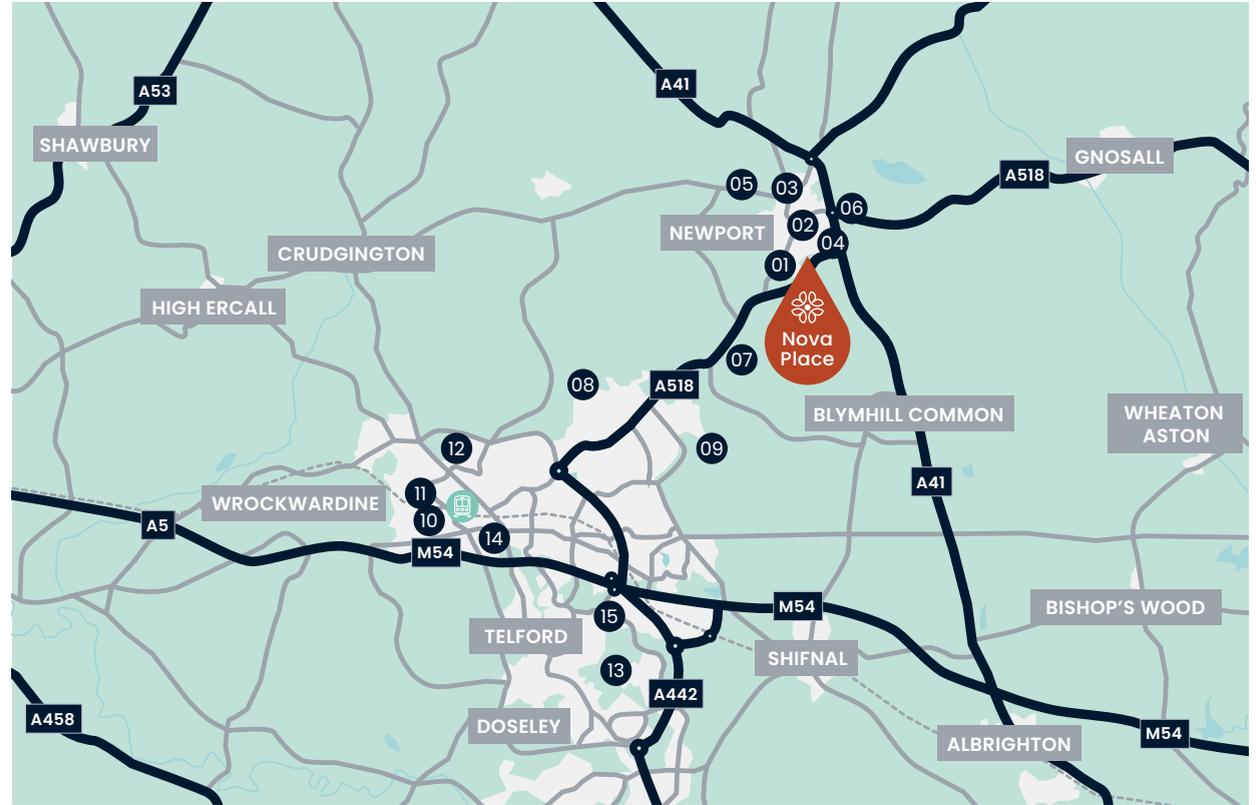
**Wolverhampton**

**35**  
min

**Birmingham**

**1 hr 25**  
min

**London Euston**



## Your nearest transport links



Telford  
Train Station



Birmingham  
Airport



M54 ⇌ M6  
and Shrewsbury



M6 ⇌  
Birmingham and  
Stoke-on-Trent

### Up to 5 miles

01. Moorfield Primary School
02. Newport Town Centre
03. Newport Swimming Pool
04. The Tern Veterinary Group
05. Chetwynd Deer Park
06. Mere Park Garden Centre

### Up to 8 miles

07. Lilleshall Monument
08. Hoo Zoo and Dinosaur World
09. The Shropshire Golf Centre

### Up to 10 miles

10. Telford College
11. Wellington Train Station
12. The Princess Royal Hospital
13. Telford Town Park
14. Tesco Extra
15. Telford Bridge Retail Park & Mall



# The benefits of buying new

When you buy a home from Tilia Homes, you receive a 10-year NHBC Buildmark policy, ensuring long-term protection.

You will also receive a two-year builder warranty from Tilia Homes starting at legal completion and an additional eight years of structural insurance cover from a warranty provider (e.g. NHBC and LABC), which we hope gives you peace of mind in your new home.



## Energy Efficient

New homes are built to the latest specifications and standards meaning a more energy-efficient home.



## No Chain

You are not buying into a chain. This means a faster, easier buying process without the hassle.



## Great Schemes

Benefit from schemes only available when buying a new build, such as our Part Exchange and Smooth Move schemes.



## Personalise your home

You can make changes to your home by choosing from our extensive list of finishing touches subject to build stage.



## Low Maintenance

With the latest regulations and specifications it's unlikely you'll need to worry about repairs for a while. New homes also include a 10-year NHBC warranty to cover structural defects.



## It's Brand New

Be the first to live in the property. It's brand new – and all yours!

# Moving Schemes

Tilia Homes likes to make sure that you can move into your new dream home, whatever your situation. We can help you overcome almost any obstacle that you face as a new homebuyer.

Whether you are a first-time buyer struggling to take that first step onto the property ladder, or an existing home owner having problems selling your property, the solution could be right here with Tilia Homes.



## Part Exchange

If you want to ensure a smooth and easy move to your new home by Tilia Homes, you may wish to consider our Part Exchange scheme.



## Smooth Move

We'll do all we can to ensure that your existing home is sold quickly, at the best possible price – and we'll pay the estate agent's fees.



# Customer Commitment

Our aim is to do our best to take care of everything.

From carefully choosing the ideal location for our new community to designing and building homes that fit perfectly into the natural environment.

We'll make sure you have all the information you need every step of the way, whether that's letting you know what's happening with your sale or introducing you to every detail of your new home – we know homebuilding doesn't stop once you've moved in.

We pride ourselves on being there for our customers throughout the buying and selling process – and beyond.

Helping build homes and communities we can all be proud of, for many years to come.



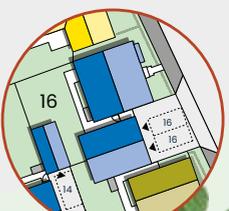
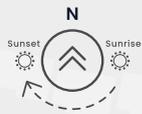
TILIA  
HOMES

HBF Home Builders Federation



NEW HOMES  
OMBUDSMAN  
SERVICE

Tilia Homes in their efforts to improve designs reserve the right to alter site plans, floorplans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps) and [nationalrail.co.uk](https://www.nationalrail.co.uk). Information is correct at the time of broadcast. Please see the development page on our website for further details. For terms and conditions on our schemes and incentives including Part Exchange or Smooth Move, go to [tiliahomes.co.uk](https://tiliahomes.co.uk). Please speak to your Sales Executive for further details. November 2025.



SHOW HOME & MARKETING SUITE



**2 Bedroom Homes**

● The Pemberton

- Affordable Homes
- BS - Bin Store
- CS - Cycle Store
- FC - Fibre Cabinet
- ▶ - Garage
- LEAP - Local Equipped Area for Play
- V - Visitor Parking

**3 Bedroom Homes**

- The Fernwood
- The Coleridge
- The Kingston
- The Scotswood
- The Melford
- The Morden

**4 Bedroom Homes**

- The Chelford
- The Desford
- The Fairford
- The Rensford
- The Sandford

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. The location of affordable homes is indicative and subject to change, properties coloured blue will remain affordable housing tenure and are not available for general sale. The remaining homes on the development are available for open market sale to purchasers, who could be private individuals or another type of purchaser (for example local authorities, housing associations or other commercial landlords), and therefore the mix of tenures on a development may change. Site plan is not to scale. Please speak to our Sales Executives for more details. November 2025.

# The Pemberton

## 2 Bedroom Mews Home



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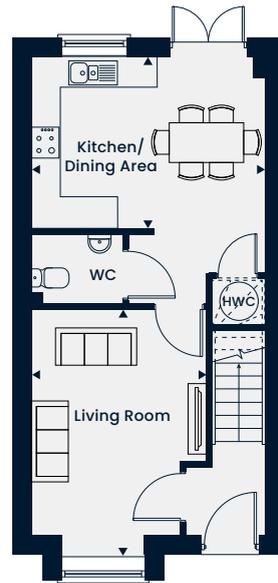


# The Pemberton

## 2 Bedroom Mews Home

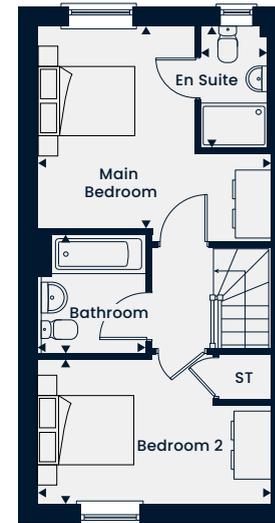
Total Area 776 sq. ft.

A delightful two bedroom home with an open-plan kitchen/dining area with double doors leading out to the garden, and a separate living room. Upstairs features the main bedroom with an en suite, a further bedroom and a family bathroom.



### Ground Floor

|                     |                               |
|---------------------|-------------------------------|
| Kitchen/Dining Area | 4.12m x 3.06m   13'6" x 10'0" |
| Living Room         | 4.41m x 3.11m   14'5" x 10'2" |



### First Floor

|              |                                |
|--------------|--------------------------------|
| Main Bedroom | 4.12m x 3.62m   13'6" x 11'10" |
| En Suite     | 2.16m x 1.20m   7'1" x 3'11"   |
| Bedroom 2    | 4.12m x 2.56m   13'6" x 8'4"   |
| Bathroom     | 2.15m x 1.92m   7'0" x 6'3"    |

HWC - Hot Water Cylinder ST - Storage WC - Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. November 2025.



# The Fernwood

## 3 Bedroom Semi-Detached Home



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# The Fernwood

## 3 Bedroom Semi-Detached Home

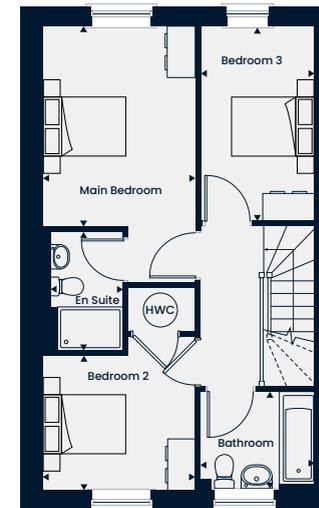
Total Area 935 sq. ft.

A thoughtfully designed three bedroom home with a kitchen/dining area and a spacious living room opening onto the garden. Upstairs, the main bedroom features an en suite, complemented by two further bedrooms and a family bathroom.



### Ground Floor

|                     |                               |
|---------------------|-------------------------------|
| Kitchen/Dining Area | 4.79m x 2.90m   15'8" x 9'2"  |
| Living Room         | 5.07m x 3.72m   16'8" x 12'3" |



### First Floor

|              |                               |
|--------------|-------------------------------|
| Main Bedroom | 3.72m x 2.84m   12'3" x 9'4"  |
| En Suite     | 2.21m x 1.52m   7'3" x 4'12"  |
| Bedroom 2    | 2.84m x 2.46m   9'4" x 8'1"   |
| Bedroom 3    | 3.62m x 2.18m   11'11" x 7'2" |
| Bathroom     | 2.18m x 1.85m   7'2" x 6'1"   |

HWC - Hot Water Cylinder ST - Storage WC - Cloakroom

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# The Coleridge

## 3 Bedroom Semi-Detached Home



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# The Coleridge

## 3 Bedroom Semi-Detached Home

Total Area 936 sq. ft.

A spacious three bedroom home featuring a living room and an open-plan kitchen/dining area with double doors leading out to the garden. Upstairs, there is the main bedroom with an en suite, two further bedrooms and a family bathroom.



### Ground Floor

|                     |                               |
|---------------------|-------------------------------|
| Kitchen/Dining Area | 5.51m x 3.10m   18'1" x 10'2" |
| Living Room         | 4.69m x 3.19m   15'5" x 10'5" |



### First Floor

|              |                                |
|--------------|--------------------------------|
| Main Bedroom | 4.14m x 3.22m   13'7" x 10'7"  |
| En Suite     | 1.87m x 1.83m   6'1" x 6'0"    |
| Bedroom 2    | 3.65m x 3.22m   11'11" x 10'7" |
| Bedroom 3    | 2.63m x 2.19m   8'7" x 7'2"    |
| Bathroom     | 2.19m x 1.92m   7'2" x 6'3"    |

HWC - Hot Water Cylinder ST - Storage WC - Cloakroom

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# The Kingston

## 3 Bedroom Semi-Detached Home



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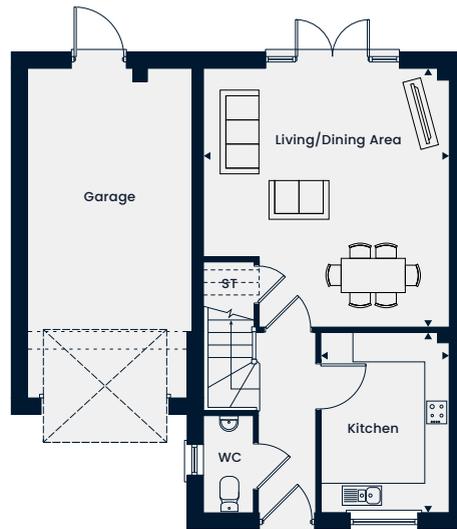


# The Kingston

## 3 Bedroom Semi-Detached Home

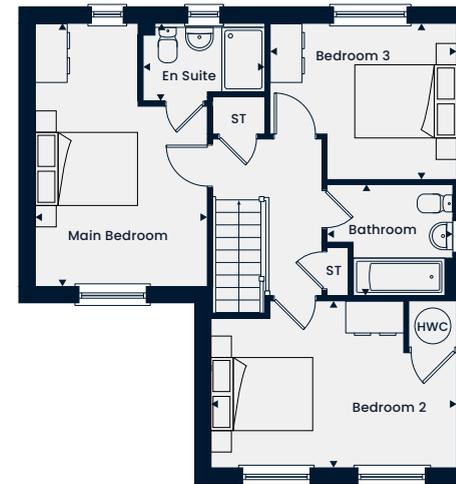
Total Area 969 sq. ft.

A modern three bedroom home featuring an integral garage. The ground floor comprises a spacious living/dining area and separate kitchen. The first floor offers a family bathroom, two good-sized bedrooms and the main bedroom with an en suite.



### Ground Floor

|                    |                               |
|--------------------|-------------------------------|
| Kitchen            | 3.40m x 2.80m   11'2" x 9'2"  |
| Living/Dining Area | 4.76m x 4.50m   15'7" x 14'9" |



### First Floor

|              |                                |
|--------------|--------------------------------|
| Main Bedroom | 4.85m x 3.17m   15'10" x 10'4" |
| En Suite     | 2.26m x 1.42m   7'4" x 4'8"    |
| Bedroom 2    | 4.51m x 3.08m   14'9" x 10'1"  |
| Bedroom 3    | 3.44m x 2.88m   11'3" x 9'5"   |
| Bathroom     | 2.33m x 2.07m   7'7" x 6'9"    |

HWC - Hot Water Cylinder ST - Storage WC - Cloakroom

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# The Scotswood

## 3 Bedroom Detached Home



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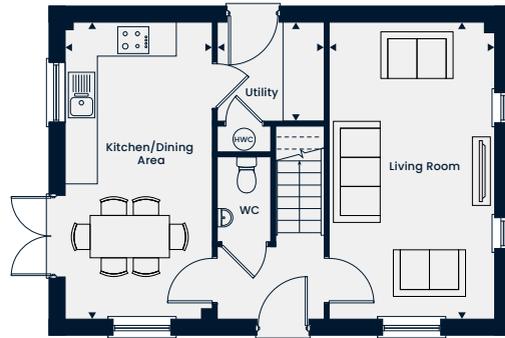


# The Scotswood

## 3 Bedroom Detached Home

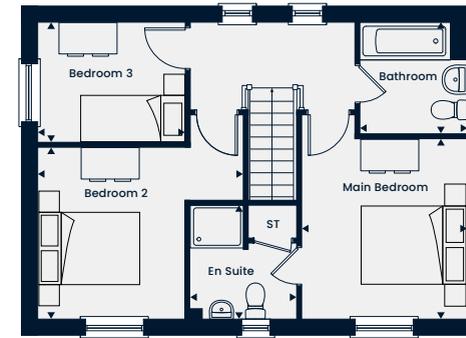
Total Area 969 sq. ft.

A lovely three bedroom home featuring a spacious kitchen/dining area with double doors leading into the garden, a utility and separate living room to the ground floor. Upstairs, the main bedroom with an en suite can be found alongside two further bedrooms and a family bathroom.



### Ground Floor

|                     |                               |
|---------------------|-------------------------------|
| Kitchen/Dining Area | 5.58m x 2.76m   18'3" x 9'1"  |
| Living Room         | 5.58m x 3.10m   18'3" x 10'2" |
| Utility             | 2.00m x 1.86m   6'7" x 6'1"   |



### First Floor

|              |                               |
|--------------|-------------------------------|
| Main Bedroom | 3.39m x 3.10m   11'1" x 10'2" |
| En Suite     | 2.14m x 2.00m   7'0" x 6'7"   |
| Bedroom 2    | 3.86m x 3.27m   12'8" x 10'8" |
| Bedroom 3    | 2.77m x 2.26m   9'1" x 7'5"   |
| Bathroom     | 2.10m x 2.01m   6'10" x 6'7"  |

HWC - Hot Water Cylinder ST - Storage WC - Cloakroom

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# The Melford

## 3 Bedroom Detached Home



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# The Melford

## 3 Bedroom Detached Home

Total Area 984 sq. ft.

A well-proportioned three bedroom home featuring a spacious kitchen/dining area with double doors leading out to the garden. The ground floor is complete with a generous-sized living room. Upstairs, is the main bedroom featuring an en suite, two further bedrooms and a family bathroom.



### Ground Floor

|                     |               |  |               |
|---------------------|---------------|--|---------------|
| Kitchen/Dining Area | 5.41m x 3.07m |  | 17'8" x 10'0" |
| Living Room         | 5.27m x 3.13m |  | 17'3" x 10'3" |



### First Floor

|              |               |  |               |
|--------------|---------------|--|---------------|
| Main Bedroom | 4.37m x 3.21m |  | 14'4" x 10'6" |
| En Suite     | 3.21m x 1.42m |  | 10'6" x 4'8"  |
| Bedroom 2    | 3.21m x 3.07m |  | 10'6" x 10'0" |
| Bedroom 3    | 2.61m x 2.33m |  | 8'6" x 7'7"   |
| Bathroom     | 2.10m x 1.87m |  | 6'10" x 6'1"  |

HWC - Hot Water Cylinder ST - Storage WC - Cloakroom

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# The Morden

## 3 Bedroom Mews Home



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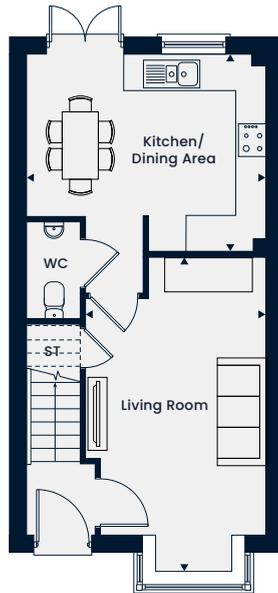


# The Morden

## 3 Bedroom Mews Home

Total Area 1,092 sq. ft.

A modern three bedroom, three-storey home with a spacious living room leading through to the kitchen/dining area on the ground floor. The first floor offers two good-sized bedrooms and a family bathroom. The top floor boasts an expansive main bedroom with an en suite.



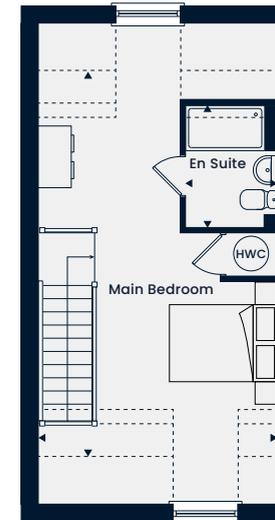
### Ground Floor

|                     |                               |
|---------------------|-------------------------------|
| Kitchen/Dining Area | 4.16m x 3.49m   13'7" x 11'5" |
| Living Room         | 5.52m x 3.14m   18'1" x 10'3" |



### First Floor

|           |                               |
|-----------|-------------------------------|
| Bedroom 2 | 4.16m x 2.68m   13'7" x 8'9"  |
| Bedroom 3 | 3.35m x 2.03m   10'11" x 6'7" |
| Bathroom  | 2.22m x 1.98m   7'3" x 6'6"   |



### Second Floor

|              |                               |
|--------------|-------------------------------|
| Main Bedroom | 6.80m x 4.16m   22'3" x 13'7" |
| En Suite     | 2.17m x 1.54m   7'1" x 5'0"   |

HWC - Hot Water Cylinder - - - - Reduced Head Height ST - Storage WC - Cloakroom

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# The Chelford

## 4 Bedroom Detached Home



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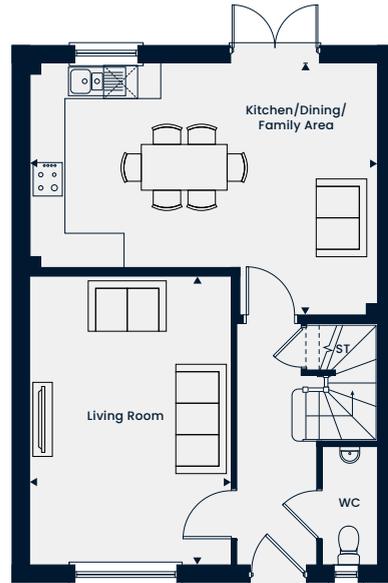


# The Chelford

## 4 Bedroom Detached Home

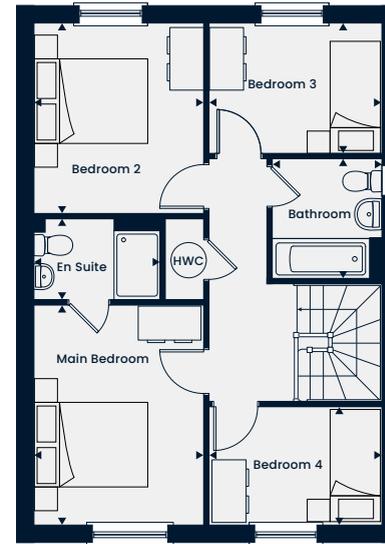
Total Area 1,135 sq. ft.

A lovely four bedroom home featuring a living room and an open-plan kitchen/dining/family area with double doors leading out to the garden. Upstairs, there is the main bedroom featuring an en suite, three further bedrooms and a family bathroom.



### Ground Floor

|                            |                               |
|----------------------------|-------------------------------|
| Kitchen/Dining/Family Area | 6.03m x 4.39m   19'9" x 14'5" |
| Living Room                | 5.02m x 3.50m   16'5" x 11'6" |



### First Floor

|              |                               |
|--------------|-------------------------------|
| Main Bedroom | 3.83m x 2.95m   12'7" x 9'8"  |
| En Suite     | 2.19m x 1.40m   7'2" x 4'7"   |
| Bedroom 2    | 3.30m x 2.95m   10'10" x 9'8" |
| Bedroom 3    | 2.99m x 2.27m   9'9" x 7'5"   |
| Bedroom 4    | 2.99m x 2.06m   9'9" x 6'9"   |
| Bathroom     | 2.07m x 1.90m   6'9" x 6'3"   |

HWC - Hot Water Cylinder ST - Storage WC - Cloakroom

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# The Desford

## 4 Bedroom Detached Home



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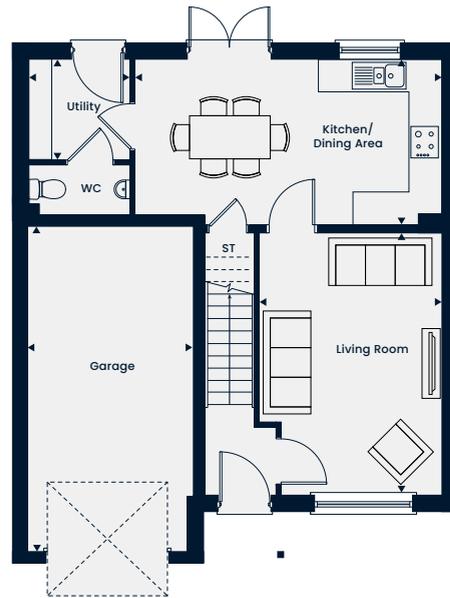


# The Desford

## 4 Bedroom Detached Home

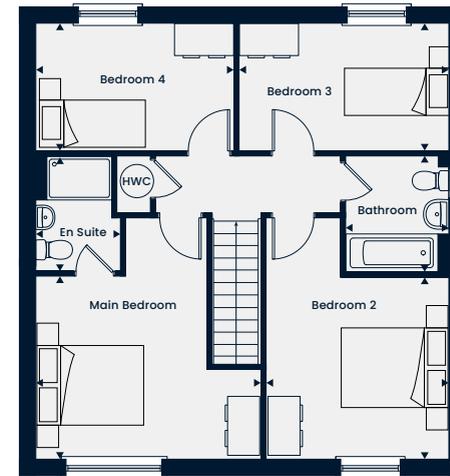
Total Area 1,139 sq. ft.

A modern four bedroom home featuring an integral garage. The ground floor comprises a spacious kitchen/dining area with a utility room and a separate living room. The first floor offers a family bathroom, three good-sized bedrooms and the main bedroom with an en suite.



### Ground Floor

|                     |                                |
|---------------------|--------------------------------|
| Kitchen/Dining Area | 5.66m x 3.06m   18'7" x 10'0"  |
| Living Room         | 4.85m x 3.36m   15'11" x 11'0" |
| Utility             | 1.86m x 1.86m   6'1" x 6'1"    |
| Garage              | 6.00m x 3.04m   19'8" x 9'11"  |



### First Floor

|              |                               |
|--------------|-------------------------------|
| Main Bedroom | 4.15m x 3.38m   13'7" x 11'1" |
| En Suite     | 2.12m x 1.56m   6'11" x 5'1"  |
| Bedroom 2    | 3.36m x 3.36m   11'0" x 11'0" |
| Bedroom 3    | 3.86m x 2.36m   12'8" x 7'9"  |
| Bedroom 4    | 3.65m x 2.36m   11'11" x 7'9" |
| Bathroom     | 2.14m x 1.90m   7'0" x 6'3"   |

HWC - Hot Water Cylinder ST - Storage WC - Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. November 2025.



# The Fairford

## 4 Bedroom Detached Home



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# The Fairford

## 4 Bedroom Detached Home

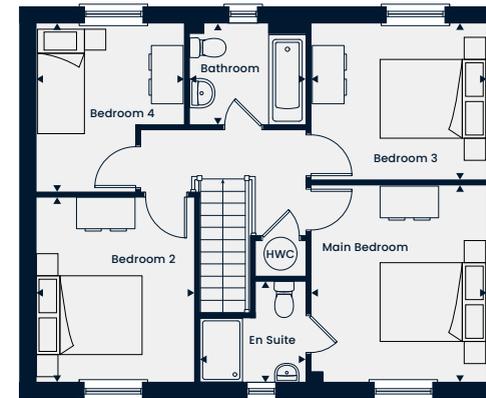
Total Area 1,213 sq. ft.

A spacious four bedroom home which benefits from a study, utility, open-plan kitchen/dining area and a separate living room with double doors leading out to the garden. Upstairs, there is the main bedroom with an en suite, three further bedrooms and a family bathroom.



### Ground Floor

|                     |                               |
|---------------------|-------------------------------|
| Kitchen/Dining Area | 6.71m x 3.06m   22'0" x 10'0" |
| Living Room         | 4.82m x 3.25m   15'9" x 10'8" |
| Study               | 3.25m x 1.80m   10'8" x 5'11" |
| Utility             | 1.86m x 1.84m   6'1" x 6'0"   |



### First Floor

|              |                               |
|--------------|-------------------------------|
| Main Bedroom | 3.68m x 3.27m   12'1" x 10'9" |
| En Suite     | 1.98m x 1.88m   6'6" x 6'2"   |
| Bedroom 2    | 3.46m x 2.94m   11'4" x 9'7"  |
| Bedroom 3    | 3.27m x 2.93m   10'9" x 9'7"  |
| Bedroom 4    | 3.16m x 2.76m   10'4" x 9'1"  |
| Bathroom     | 2.17m x 1.90m   7'1" x 6'3"   |

HWC - Hot Water Cylinder ST - Storage WC - Cloakroom

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# The Rensford

## 4 Bedroom Detached Home



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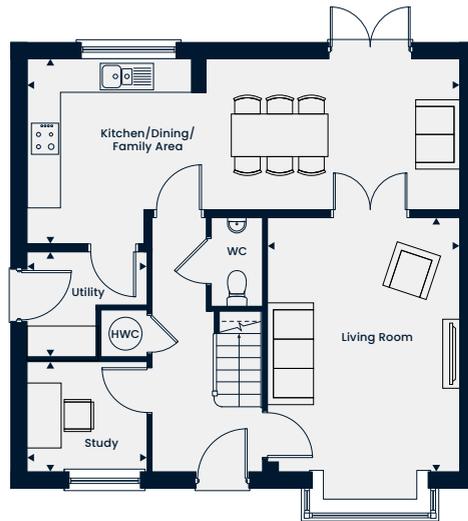


# The Rensford

## 4 Bedroom Detached Home

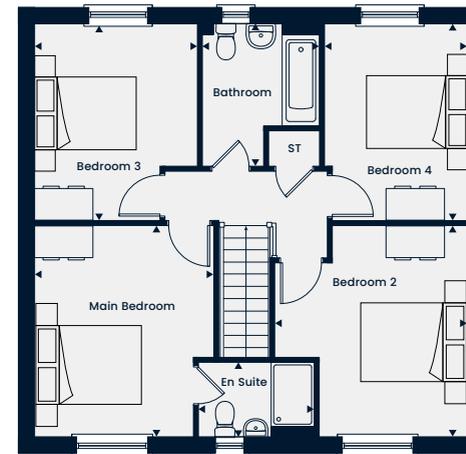
Total Area 1,351 sq. ft.

A spacious four bedroom home which benefits from a study, utility, living room and a separate open-plan kitchen/dining/family area, with double doors leading out to the garden. Upstairs, there is the main bedroom with an en suite, three further bedrooms and a family bathroom.



### Ground Floor

|                            |                               |
|----------------------------|-------------------------------|
| Kitchen/Dining/Family Area | 8.06m x 3.46m   26'5" x 11'4" |
| Living Room                | 4.75m x 3.58m   15'7" x 11'9" |
| Study                      | 2.23m x 2.06m   7'3" x 6'9"   |
| Utility                    | 2.23m x 1.96m   7'3" x 6'5"   |



### First Floor

|              |                                 |
|--------------|---------------------------------|
| Main Bedroom | 3.96m x 3.34m   12'11" x 10'11" |
| En Suite     | 2.15m x 1.40m   7'0" x 4'7"     |
| Bedroom 2    | 3.96m x 3.58m   12'11" x 11'9"  |
| Bedroom 3    | 3.67m x 3.03m   12'0" x 9'11"   |
| Bedroom 4    | 3.67m x 2.51m   12'0" x 8'3"    |
| Bathroom     | 2.66m x 2.18m   8'8" x 7'1"     |

HWC - Hot Water Cylinder ST - Storage WC - Cloakroom

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# The Sandford

## 4 Bedroom Detached Home



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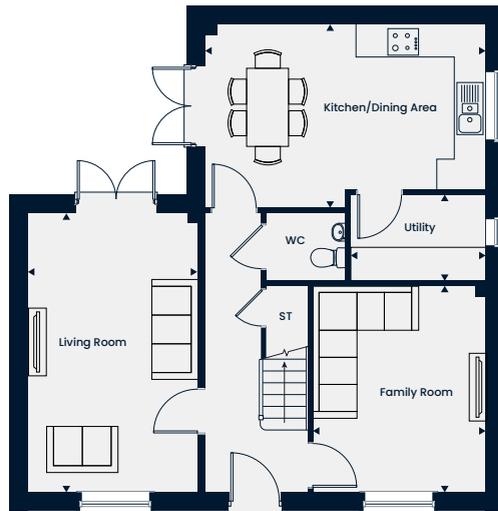


# The Sandford

## 4 Bedroom Detached Home

Total Area 1,424 sq. ft.

A well-proportioned four bedroom home featuring a spacious kitchen/dining area with double doors leading into the garden, a separate family room, living room and utility to the ground floor. Upstairs, the main bedroom with an en suite can be found alongside three further bedrooms and a family bathroom.



### Ground Floor

|                     |                                |
|---------------------|--------------------------------|
| Kitchen/Dining Area | 5.36m x 3.50m   17'7" x 11'6"  |
| Living Room         | 5.36m x 3.22m   17'7" x 10'7"  |
| Family Room         | 3.96m x 3.31m   13'0" x 10'10" |
| Utility             | 2.58m x 1.64m   8'5" x 5'4"    |



### First Floor

|              |                                |
|--------------|--------------------------------|
| Main Bedroom | 5.36m x 3.27m   17'7" x 10'8"  |
| En Suite     | 2.06m x 1.47m   6'9" x 4'10"   |
| Bedroom 2    | 4.00m x 3.31m   13'1" x 10'10" |
| Bedroom 3    | 3.40m x 2.92m   11'2" x 9'7"   |
| Bedroom 4    | 3.00m x 2.35m   9'10" x 7'8"   |
| Bathroom     | 2.10m x 1.90m   6'10" x 6'3"   |

HWC - Hot Water Cylinder ST - Storage WC - Cloakroom

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# NOVA PLACE

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# Specifications



## Kitchen

|  | 2 & 3 bedrooms | 4 bedrooms |
|--|----------------|------------|
| Choice of kitchen units with soft-close drawers and doors*                 | ✓              | ✓          |
| Choice of 40mm worktops with matching upstand to kitchen and utility room* | ✓              | ✓          |
| Stainless steel single bowl sink with mixer tap*                           | ✓              |            |
| Stainless steel single bowl with half sink drainer with mixer tap*         |                | ✓          |
| Ceramic hob  | ✓              | ✓          |
| Stainless steel under-counter single oven                                  | ✓              |            |
| Stainless steel under-counter double oven                                  |                | ✓          |
| Stainless steel 60cm chimney cooker hood                                   | ✓              | ✓          |



## Electrical

|   |   |   |
|---|---|---|
| TV point <sup>1</sup> (location – refer to working drawing)   | ✓ | ✓ |
| BT telephone point (location – refer to working drawing)  | ✓ | ✓ |
| Ceiling light suitable for wet rooms to bathrooms and en suites   | ✓ | ✓ |
| Pendant light fittings with LED bulbs to all other areas  | ✓ | ✓ |
| Extractor fans to kitchen, utility, bathroom, en suite and cloakroom  | ✓ | ✓ |
| Energy-efficient Air Source Heat Pump – Vaillant aroThERM Plus Outdoor Heat Pump and Vaillant uniSTOR heat pump with cyclinder OR Ideal HP290 Air | ✓ | ✓ |
| Monobloc with HP290 Pre-plumbed cylinder as per house type heating layout   | ✓ | ✓ |
| EV Charging Point – Ohme Epod or Rolec Qubev domestic 7.5kW car charger   | ✓ | ✓ |



## Bathroom & En Suite

|   |   |   |
|---|---|---|
| Choice of wall tiles to sink, bath and shower areas*          | ✓ | ✓ |
| White sanitaryware from our approved range                    | ✓ | ✓ |
| Thermostatic shower with riser and handset (where applicable) | ✓ | ✓ |
| Standard mixer taps to baths and basins*                      | ✓ | ✓ |
| Shaver socket   | ✓ | ✓ |



## Internal Features

|   |   |   |
|---|---|---|
| All ceilings and walls finished in white matt emulsion  | ✓ | ✓ |
| All woodwork finished in white satinwood  | ✓ | ✓ |
| Four-panel smooth finish internal doors with chrome lever latch   | ✓ | ✓ |
| All radiators with white finish and thermostatic valve (except in room where the thermostat is located) | ✓ | ✓ |



## Windows & Doors

|  |   |   |
|--|---|---|
| White double-glazed uPVC windows, utility doors and double doors                       | ✓ | ✓ |
| Black front door in various styles, double glazed with chrome-effect door furniture*   | ✓ | ✓ |
| Black garage door (where applicable) – standard vertical steel up and over garage door | ✓ | ✓ |
| White utility door (where applicable)  | ✓ | ✓ |



## External Features

|  |   |   |
|--|---|---|
| Welcoming front path to main entrance  | ✓ | ✓ |
| Patio area – paving slabs  | ✓ | ✓ |
| Front gardens – landscaped to planning requirements                                | ✓ | ✓ |
| Close board fencing – 1.8m high panel (unless planning requirements are different) | ✓ | ✓ |
| Turfed rear garden   | ✓ | ✓ |

10-year warranty and 2-year Tilia Homes Customer Care. Please note that the fee for any upgrades is non-refundable and is payable in advance. These particulars should be treated as general guidance only and should not be relied upon as statements or representations of fact. We operate a policy of continuous product development and individual features may vary. Please ask our Sales Executives for detailed information regarding specific properties. \*Choices made from our selected ranges, available only at specified stages of build. Please confirm all details with our Sales Executives at point of reservation. <sup>1</sup>Please note TV points are provided – purchaser to arrange own connection including aerial. November 2025.



**TILIA**  
HOMES

PART OF THE **untypical** GROUP

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