

11a  11b

**HILLSIDE**  
CLOSE



B 3 H O M E S

*Buildings of the past, homes of the future*



B 3 H O M E S

# Inspirational & opulent home developers

B3 Homes was established in 2017 and is a private developer of homes in London and South East England.

Since our formation we have become well recognised for our attention to quality and detail, building high quality modern houses and apartments. At the forefront of the design process is the homeowner. We design homes which put the homeowner first, ensuring each home is carefully designed to reflect the practicalities of modern living.

Each home is designed in a way which maximises both the light and space of the home without compromising its functionality.

Our team of skilled craftsmen ensure buildings are delivered in line with our company philosophy of constructing homes which exceed our customer's expectations.

Above all, B3 Homes prides itself on our focused approach to customer care. We ensure the process of buying your new homes is made as simple as possible.



## *We develop niche, high-end residential homes across London and the South East*

We know that making a once in a lifetime purchase is a thrilling and sometimes nervous prospect. Our ethos is to help deliver this dream into reality by making the buying process as seamless and as pleasing as possible. Our experienced team is here to not only create you a stunning and highly functional living space but to guide and support you throughout the entire buying experience.

We live for our clients; each member of my team strives to ensure that even the most minute of detail is delivered upon and that you're nothing

less than ecstatic with both the promised level of client service and the overall quality of your new living space.

*Lee Brown*

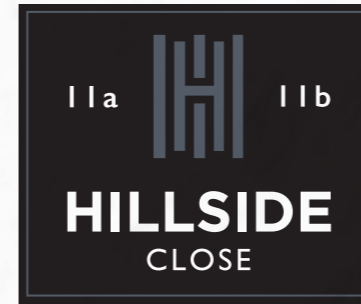
Director  
B3 Homes



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*Welcome* to your new B3 Home



# Introducing 11a - 11b Hillside Close



## Located in the beautiful village of Nork in Surrey

Set within a cul-de-sac location, you will stumble upon these rare finds for this area. Pull onto your drive with space to park at least two cars and first impressions of these homes do not disappoint. With a part render part brick finish, the aesthetics of these houses are truly on trend and will no doubt remain timeless. Step inside and you are greeted with a welcoming entrance hallway with a storage room perfect to hide

the families shoes and coats, accompanied by a downstairs WC which is ideal for guest use. To your right hand side you will find a sizable reception room with an amazing bay window. This room is the ideal spot to get the family together, grab the popcorn and cosy up in front of TV for film night. Alternatively, this room could be used as a snug, playroom or even a home office.

The kitchen/living and entertainment room is at the rear of the house and really is the centre attraction. The space this room offers is substantial and is the perfect place if your hosting guests and putting on a party or is equally as perfect for everyone to gather around the table for family meal time. There are bi folding doors that lead directly out onto the garden, an ideal addition to the already large living space providing a combination of both indoor and outdoor living, great for those warm summer months.

As you would expect, the kitchen itself is ultra-modern, fitted with top of the range appliances and bespoke contemporary units which are designed with soft closing doors, drawers and finished off with perfectly with under unit LED lighting. A truly stunning room.

As you climb the staircase to the upstairs, the natural lighting these homes attract is clear to see. This area houses the 4 double bedrooms, master bathroom and further storage. All rooms upstairs are fitted with high caliber soft carpets. The master bedroom of course has its very own en suite shower room, with WC, sink and vanity unit which is perfect to hide all of your toiletries. Master bathroom is tiled from floor to ceiling and has a tub with overhead rainfall shower and an additional freehand shower attachment. This room has a larger vanity unit plus a heated towel rail which is great for warming your towels on after use and has been stylishly designed in keeping with the theme of these houses.

Hillside Close is a quiet cul de sac location in Nork, within easy reach of the shops and restaurants along Nork Way. High Street shopping is available at nearby Banstead Village. There are local schools for all ages in this vicinity, ofsted rating good and outstanding. There are bus services available to neighbouring towns including Epsom, Sutton and Reigate. The A217 provides an arterial route to the M25 at Junction 8 (Reigate Hill).

*“With it’s wonderful surroundings, Nork offers an exceptional quality of life”*



B3 HOMES



# Floor Plans

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## Ground Floor

### 11A

Family room	24' 1" x 18' 7"
Study living room	13' 4" x 9' 10"
Utility Room	12' 5" x 6'
Cupboard	7' x 3' 7"
Hallway	6' 9" x 14' 4"
Toilet	3' 4" x 7' 5"

### 11B

Family room	24' 1" x 18' 7"
Study living room	13' 4" x 9' 10"
Utility Room	12' 5" x 6'
Cupboard	7' x 3' 7"
Hallway	6' 9" x 14' 4"
Toilet	3' 4" x 7' 5"

\*These plans are for illustration purposes only and may not be representative of the final layout. Plan not to scale.



## First Floor

### 11A

Master room	12' 2" x 16' 9"
En-Suite	6' 2" x 6' 5"
Bathroom	7' 2" x 6' 2"
Bedroom 2	11' 2" x 14' 8"
Bedroom 3	10' 8" x 10' 10"
Bedroom 4	13' x 7' 5"

### 11B

Master room	12' 2" x 16' 9"
En-Suite	6' 2" x 6' 5"
Bathroom	7' 2" x 6' 2"
Bedroom 2	11' 2" x 14' 8"
Bedroom 3	10' 8" x 10' 10"
Bedroom 4	13' x 7' 5"

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# Specification

## KITCHEN

- Cream Shaker style kitchen
- Stainless steel handles
- Herringbone Style Flooring
- White Quartz worktop
- Stainless steel extractor
- Bosch Hob
- Bosch oven
- Integrated fridge/freezer
- Integrated dishwasher

## BATHROOM & EN-SUITE

- Chrome fittings
- Two drawer white vanity unit
- Rainfall showerhead
- 1700 white bath
- Porcelain tiles
- Heated towel rails
- Shaver socket

## EXTERNAL FEATURES

- Two parking spaces per property
- Side access to rear garden
- Marshall paved Patio
- Outside tap

## INTERNAL FEATURES

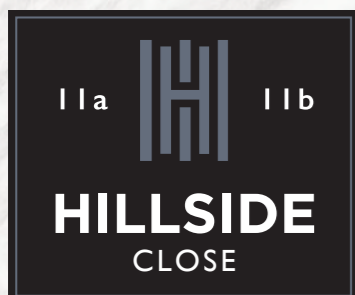
- Herringbone wood flooring to all rooms except bathrooms/bedrooms
- Carpets to bedrooms
- Energy efficient LED lights
- Dedicated TV & BT points
- Satellite dish and digital tv
- Plug sockets with USB connection
- Fire rated internal doors

## ENERGY SAVING FEATURES

- Internal and external low energy light fittings
- Double glazed window system A rated in terms of energy saving performance
- Use of increased insulation to floors, wall and roof
- All kitchen appliances have excellent eco ratings for energy and water usage
- Low flush toilets
- Building constructed and tested to meet strict airtightness criteria to reduce leakage of warm air & conserve valuable energy

## SECURITY & PEACE OF MIND

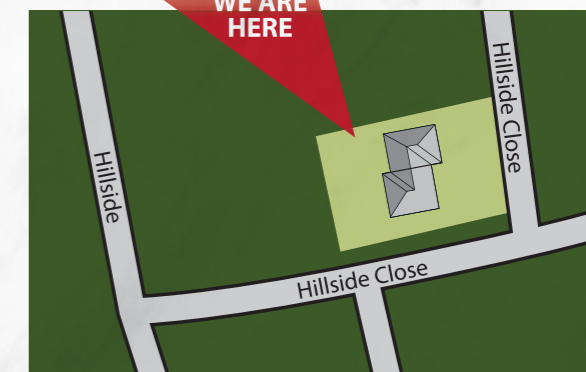
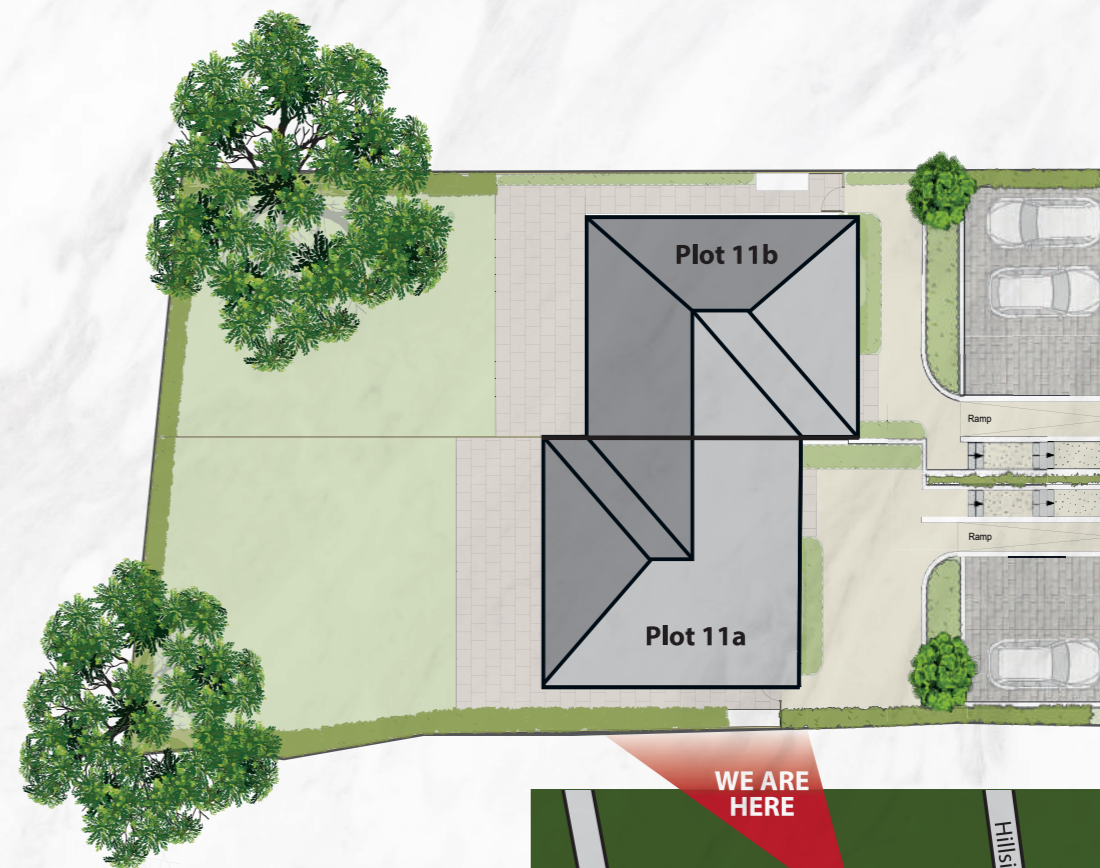
- Build Zone structural defect insurance (10 years)
- Double glazed windows with lock system for added security
- Mains wired smoke & heat detectors
- Insurance approved locks to front door



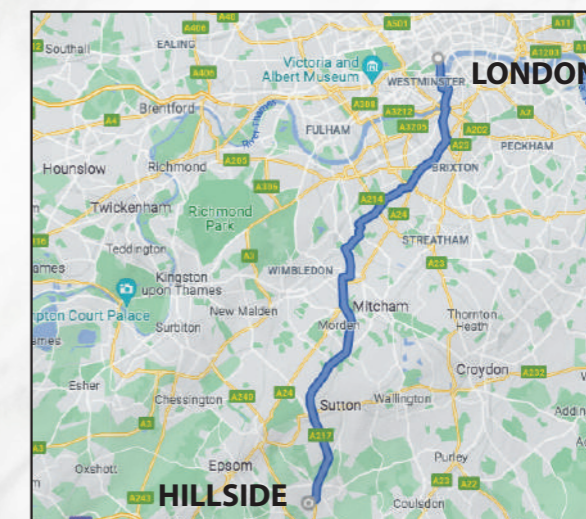
# Location



B3 HOMES



*“Nork is only a 50 minute car commute from London and it’s within easy striking distance of the south coast for weekends of sailing and messing about on the beach.”*



This Plan is based upon the Ordinance Survey map, it is for the convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

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