

# POPLAR GARDENS

Eastrea

**ASPECTS**  
Homes

EVERY ASPECT CONSIDERED



# OUR STORY

Homes built to last.

When you choose an Aspects home, you're choosing three decades of experience - experience that shapes every decision, from the way your rooms are laid out to the finishing details you'll notice and appreciate for years to come.

We embrace new ideas and innovation, but we never compromise on the standards that matter most to you.

Every home we build is designed for the way you actually live. Carefully planned interiors that make daily life just work. Craftsmanship in every detail, so your home feels as good in ten years' time as it does on the day you move in.

Every aspect considered.

# LOCATION

## POPLAR GARDENS

EASTREA, WHITTLESEY, PETERBOROUGH, PE7 2GZ

Poplar Gardens is an bespoke development of 17 thoughtfully designed homes on the edge of the village of Eastrea in Cambridgeshire.

It offers a mix of two, three, and four bedroom houses & bungalows, creating a small & well balanced community that blends modern living with the character of the surrounding area, while providing convenient access to nearby amenities.

All homes will be finished to the highest specification, with substantial landscaped gardens and generous garaging, with seamless contemporary living spaces and elements of traditional design throughout.

Eastrea sits just outside the historic market town of Whittlesey, The area offers a range of local facilities as well as convenient transport links from Whittlesey railway station with direct services to Peterborough, Cambridge, & London.

RESERVE THIS SPRING

*incentives available*

ASPECTS  
Homes

# SITE PLAN



The properties form a thoughtfully planned development of 17 new homes located off Coates Road, offering convenient access to the Eastrea Centre & nearby amenities. The development has been carefully designed to provide a variety of home styles, catering to different preferences & needs.

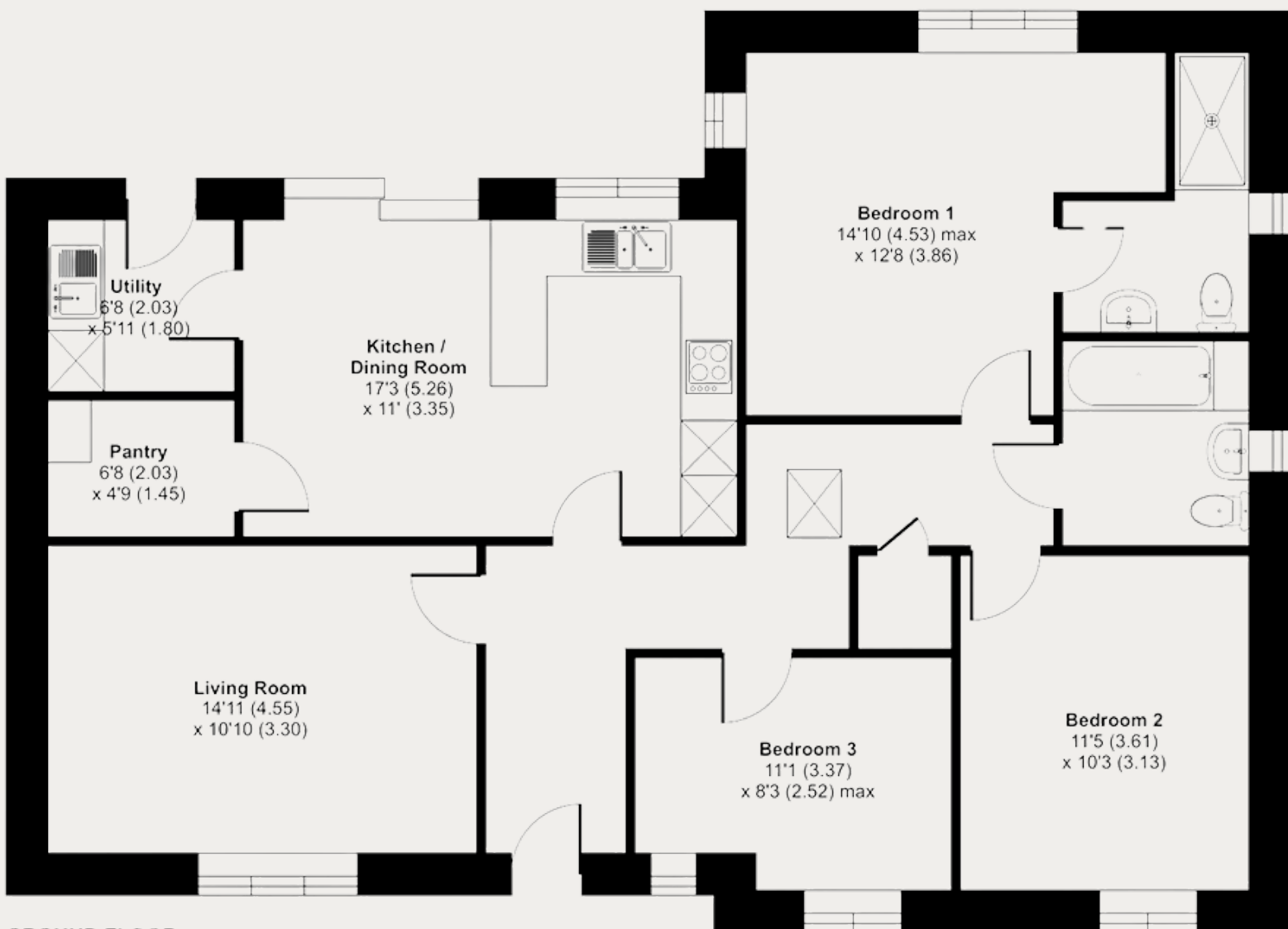
Each plot has been planned to make the best use of space, ensuring generous garden areas & practical layouts. The mix of home designs enhances the overall appearance of the development while prioritising personal privacy & functionality.

This combination of well-considered design & location makes the development an attractive choice for a range of buyers. The designs include 2, 3, and 4 bedroom layouts, offering homes that seamlessly blend contemporary living spaces with traditional design elements.

# THE WINCHESTER from £ 395,000

Plots 1, 4, 5,  
6, 7  
*Opposite: 5 & 7*

This detached bungalow offers spacious accommodation throughout. The layout includes a generous kitchen/dining area, a separate living room, utility room, & pantry. There are three well-proportioned bedrooms & a family bathroom, with bedroom 1 benefiting from an en-suite shower room. Externally, the property includes a private driveway & single garage, providing convenient off-road parking.



GROUND FLOOR



## Ground Floor

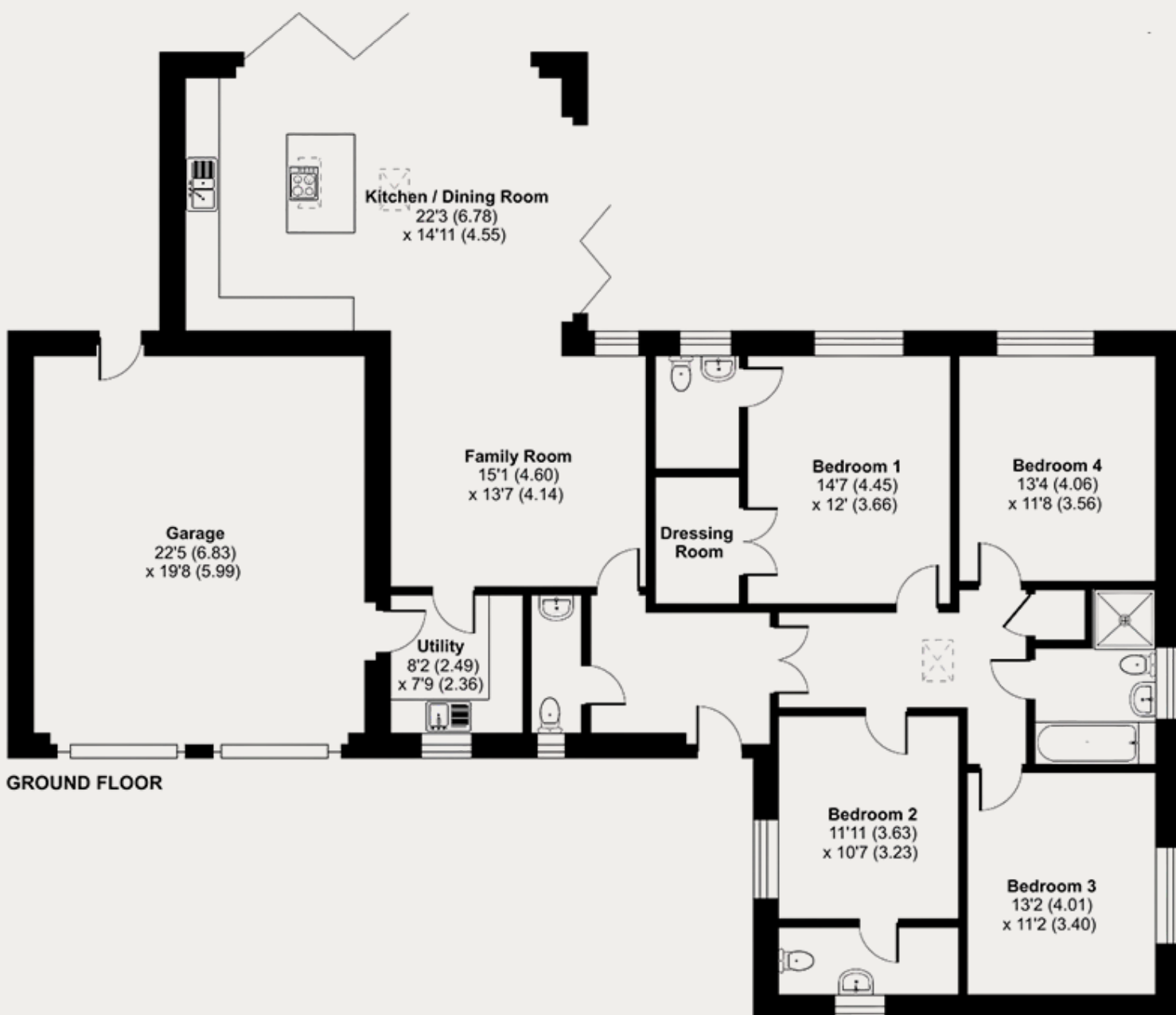
Approximate Dimensions

Room	Metres
Living Room	3.3 x 4.5
Kitchen / Diner	5.2 x 3.3
Utility	2.0 x 1.8
Pantry	1.0 x 1.4
Bathroom	2.0 x 1.4
Bedroom 1	4.5 x 3.8
En-Suite	2.0 x 3.0
Bedroom 2	3.6 x 3.1
Bedroom 3	3.3 x 2.5

# THE CHESTERFIELD £499,000

Plots 2 & 10

This detached bungalow features an open plan kitchen with dining area opening into a family room, along with a utility room & cloakroom. There are four well-proportioned bedrooms, with bedroom one offering a dressing room & en-suite shower room, & bedroom two also benefiting from an en-suite. A family bathroom completes the accommodation. The property also includes driveway parking & a double garage to the front.



## Ground Floor

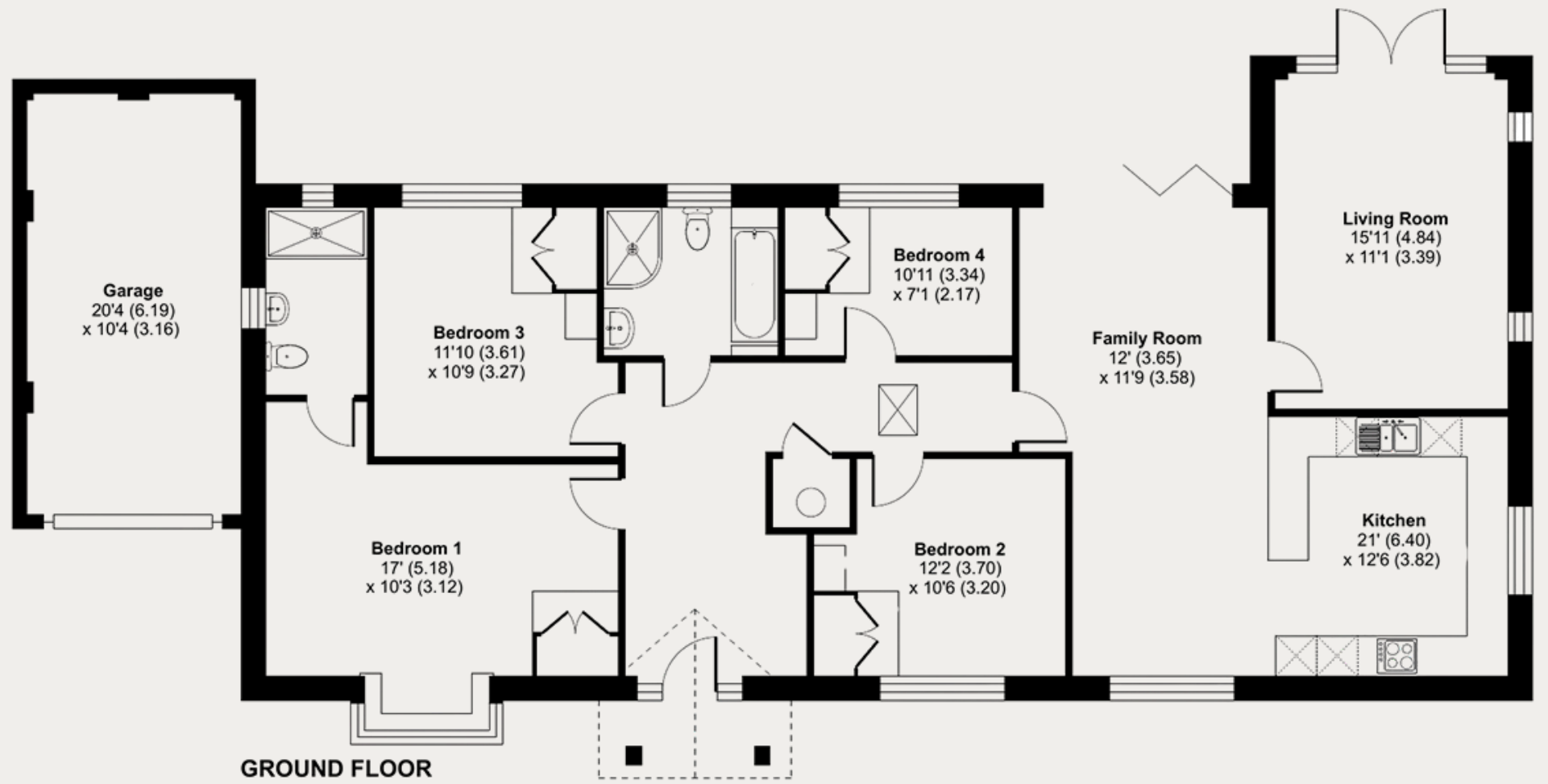
Approximate Dimensions

Room	Metres	Room	Metres
Family Room	4.1 x 4.6	En-Suite	2.0 x 1.5
Kitchen / Diner	6.7 x 4.5	Dressing Room	2.2 x 1.5
Utility	2.4 x 2.3	Bedroom 2	3.6 x 3.2
WC	2.4 x 1.0	En-Suite	3.2 x 1.2
Bathroom	3.1 x 2.1	Bedroom 3	4.0 x 3.4
Bedroom 1	4.4 x 3.6	Bedroom 4	4.0 x 3.5

# THE DOVECLIFFE from £450,000

## Plots 3 & 9

This detached bungalow features a fitted kitchen with dining area opening into a family room. There are four well-proportioned bedrooms, with bedroom one benefiting from an en-suite shower room, & a family bathroom serving the remaining bedrooms. The property also includes a driveway & garage to the front.



### Ground Floor

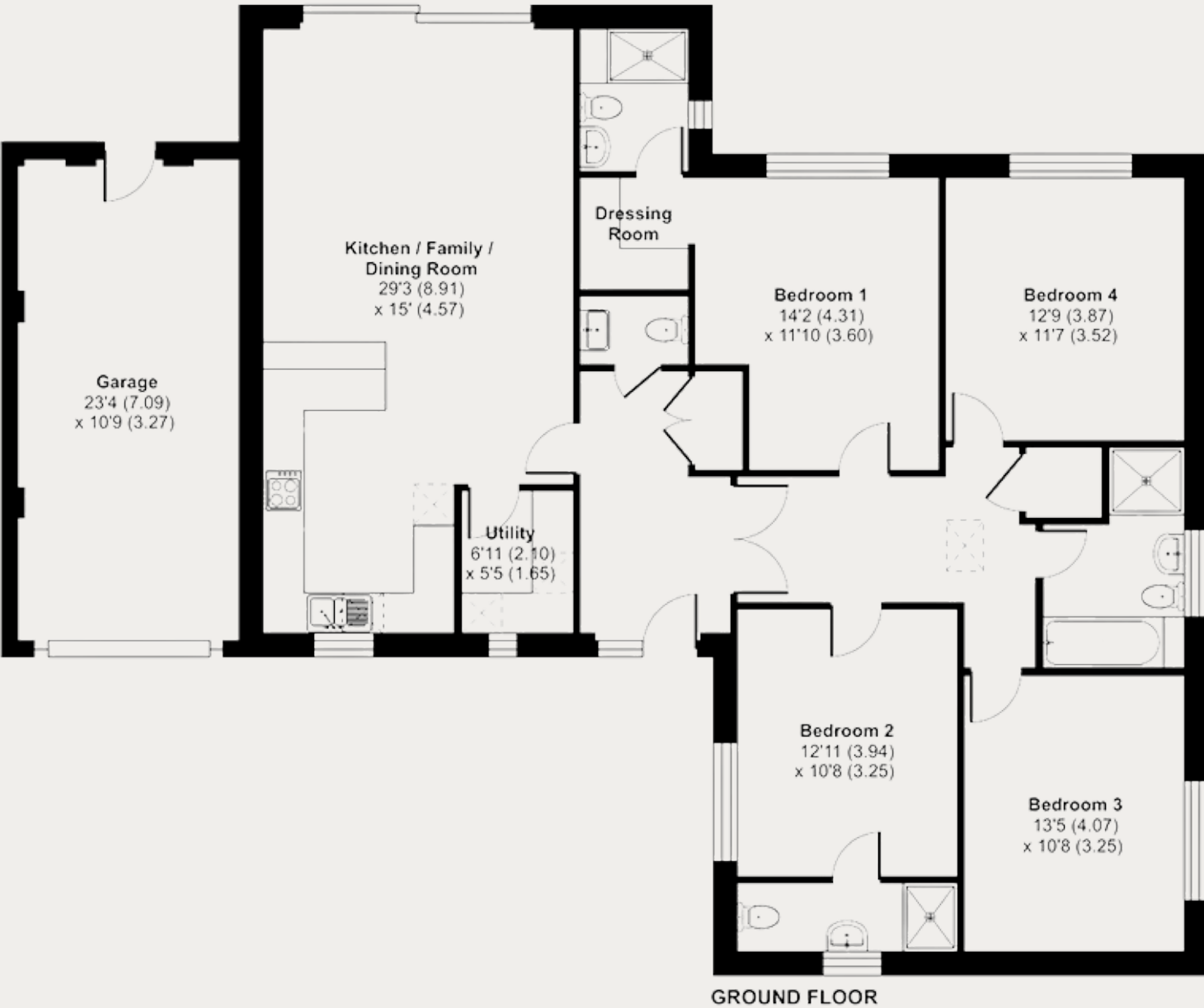
Approximate Dimensions

Room	Metres	Room	Metres
Family Room	3.6 x 3.5	En-Suite	2.7 x 1.5
Kitchen / Diner	6.4 x 3.8	Dressing Room	2.2 x 1.5
Living Room	4.8 x 3.3	Bedroom 2	3.7 x 3.2
Bathroom	2.5 x 2.1	Bedroom 3	3.6 x 3.2
Bedroom 1	5.1 x 3.1	Bedroom 4	3.3 x 2.1

# THE HARRINGTON £450,000

Plot 8

This detached bungalow features a kitchen with a designated dining area, opening into a family room creating sociable living space. A utility room & cloakroom add further convenience. There are bedrooms, with bedroom one benefiting from an en-suite shower room & dressing room, while bedroom two also enjoys its own en-suite shower room. A family bathroom completes the accommodation. Driveway parking & a single garage to the front.



### Ground Floor Approximate Dimensions

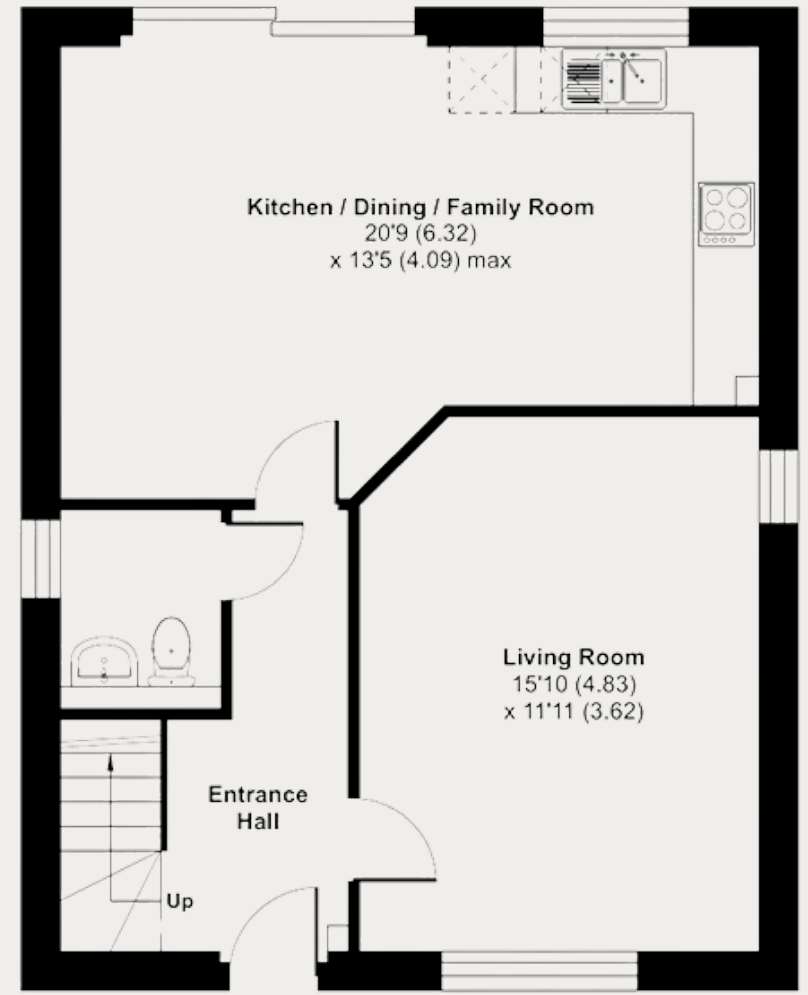
Room	Metres	Room	Metres
Kitchen / Dining / Family	8.9 x 4.5	Dressing Room	1.6 x 1.6
Utility	2.1 x 1.6	Bedroom 2	3.9 x 3.2
WC	1.0 x 1.6	En-Suite	3.2 x 1.0
Bathroom	3.2 x 2.0	Bedroom 3	4.0 x 3.2
Bedroom 1	4.3 x 3.6	Bedroom 4	3.8 x 3.5
En-Suite	2.1 x 1.6		

# THE HENLEY

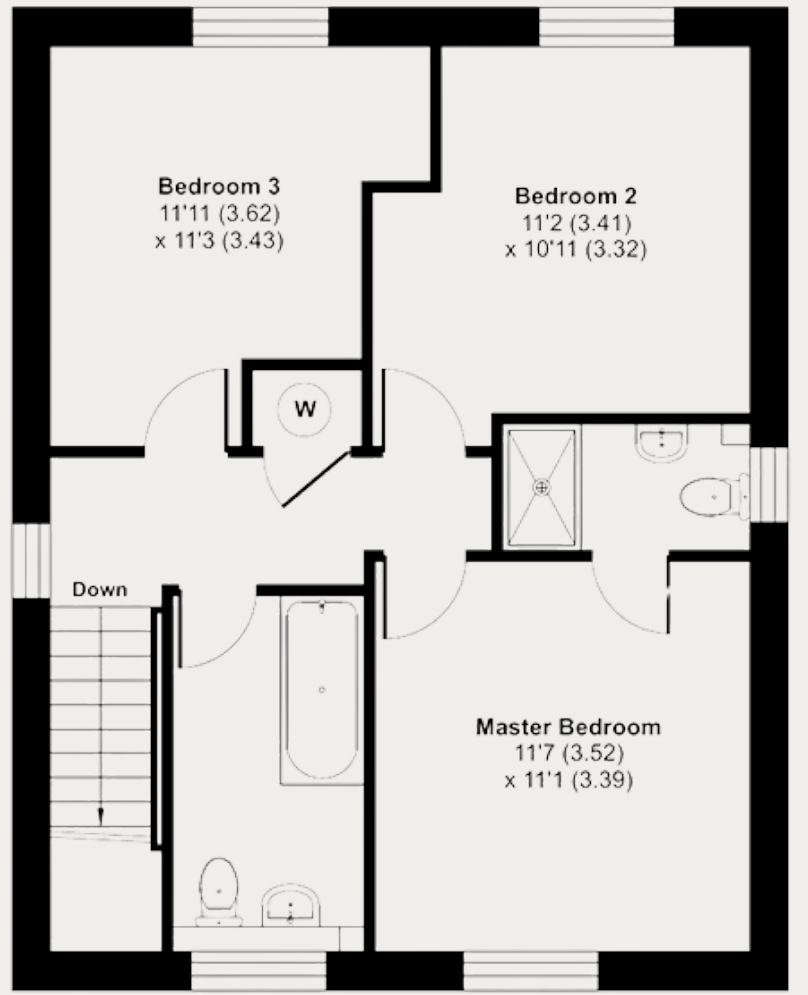
£ 290,000

Plots 11, 14, 15  
16, 17

This spacious home features a well-appointed fitted kitchen with a designated dining area, a generous living room, & a cloakroom. Upstairs there are three well-proportioned bedrooms, with bedroom one benefiting from an en-suite shower room, alongside a family bathroom serving the remaining bedrooms. The property also includes a driveway and garage.



GROUND FLOOR



FIRST FLOOR



## Ground & First Floor

Approximate Dimensions

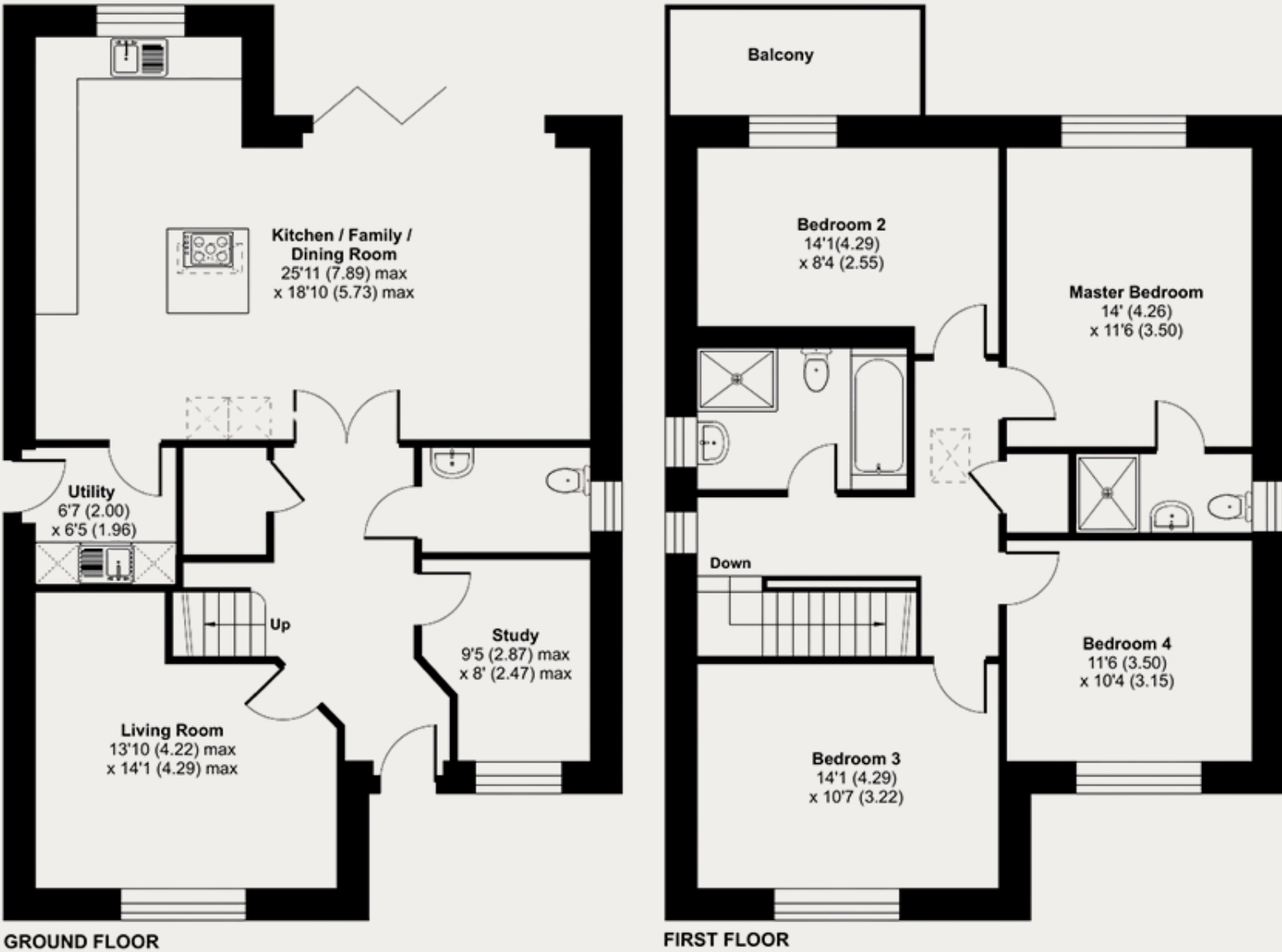
Room	Metres	Room	Metres
Living Room	4.8 x 3.6	Bedroom 1	3.5 x 3.3
WC	1.4 x 1.8	En-Suite	2.2 x 1.2
Kitchen / Diner	6.3 x 4.0	Bedroom 2	3.4 x 3.3
Bathroom	3.2 x 1.7	Bedroom 3	3.6 x 3.4

# THE KESWICK

£450,000

Plots 12 & 13

This detached house offers a welcoming hallway, WC, living room, & study on the ground floor, along with a generous open-plan kitchen & dining area & a separate utility room. Upstairs, there are four bedrooms, including a master with en-suite, & a family bathroom. Externally, the property benefits from gardens, driveway parking, & a garage.



### Ground & First Floor

Approximate Dimensions

Room	Metres	Room	Metres
Living Room	4.2 x 4.2	Bedroom 1	4.2 x 3.5
Kitchen / Diner	7.8 x 5.7	Ensuite	1.2 x 2.5
Utility	2.0 x 1.9	Bedroom 2	4.2 x 2.5
Study	2.8 x 2.4	Bedroom 3	4.2 x 3.2
Bathroom	2.9 x 2.2	Bedroom 4	3.5 x 3.1



# THE SPECIFICATION

At Aspects Homes, we use only the highest-quality appliances, fittings, and materials, ensuring every detail meets our exacting standards. Each element is carefully selected to respect the traditional character and heritage of the local area, while being seamlessly combined with contemporary, stylish design.

\*Choice available dependent on the stage of build.

## Kitchen

- High quality fitted units\*
- Silestone Quartz work surfaces\*
- Appliances by CDA:
  - Induction hob & extractor
  - Integrated double oven
  - Integrated fridge freezer
  - Integrated dishwasher

## Bathrooms, En-Suites & WC

- High quality white sanitary ware throughout
- Chrome fittings throughout
- LVT or porcelain tiling to floors & specified wall areas\*
- Bath to bathroom (shower cubicles on request\*)
- Double head showers to bathroom & en-suite where applicable

## Utility

- LVT or porcelain floor tiles\*
- Silestone Quartz work surfaces & upstands where applicable\*
- Plumbing & electrics for a washing machine & tumble dryer – integrated available at request\*

## Media & Electrical

- TV points to lounge, living area, bedrooms 1 & 2
- Telephone point
- Recessed LED downlights\*
- Pendant lighting\*
- White sockets & switches\*

## Heating & Hot Water

- Air Source central heating system
- Fully programmable underfloor heating
- Thermostatically controlled radiators upstairs (two storey homes only)

## Windows & Doors

- High-quality composite double glazed windows & doors
- French or glass sliding doors to the garden
- Single garage with electric sectional doors

## Flooring

- LVT or porcelain floor tiles\*
- Feature sink splash back to W/C
- Porcelain half wall tiles to bathroom and en-suite with wet area full feature wall\*

## Internal joinery

- Solid oak internal doors with brushed stainless steel hardware

## Security

- Security alarms
- Smoke alarms
- Carbon Monoxide detectors
- Window locks to non-escape windows
- Multi-point locking system to all external doors

## External

- Landscaped & turfed front gardens
- Paved patio & pathways
- Block paving to driveways & parking areas
- 6ft close board fencing with side access gate to garden
- Automatic external front & rear PIR lighting
- Lighting & power to garage
- Electric car charging point

## Quality Assured

- 10-year Warranty provided by ICW
- We subscribe to the Consumer Code for Homebuilders



# QUALITY ASSURED

We are a registered housebuilder with Premier Guarantee, LABC and NHBC 10-year warranty providers & subscribe to the Consumer Code for Homebuilders. You can therefore rest assured that every home has been built to the highest standards. For more information please visit [www.consumercode.co.uk](http://www.consumercode.co.uk)

## The Small Print

- All measurements must be treated as approximate & for general guidance only.
- Please note that furniture, including wardrobes, is not supplied by the developer as standard & any representation of furniture & kitchen layout on the plans is indicative only.
- Photographs & computer generated images are used for illustrative purposes only & are used to convey the style of an Aspects Homes property. These may not represent the exact final appearance of the scheme.
- Elevations & individual features such as windows, doors, building materials, & soft landscaping may vary.
- The Site Plan is intended for illustrative purposes only, construction & landscaping details can change during the development course. Trees & planting shown are indicative & actual numbers & positions may vary.
- Exact property boundaries may vary from the Site Plan.
- Customers may alter the specification of \* items if homes are purchased off plan / within the time limit set by the developer, **dependant** of stage of build – please get in contact for further information on personalising your specification.
- The developer reserves the right to alter & amend the information given in the brochure at any time during the construction process.

## Contact Us

Mere Farm Business Complex, Red House Lane,  
Hannington, Northamptonshire, NN6 9FP

**Tel: 08452 636687**

Email: [alex.harding@aspects-gb.com](mailto:alex.harding@aspects-gb.com)

[www.aspects-gb.com](http://www.aspects-gb.com)

View With Us



Follow Us



@aspectshomes

**ASPECTS**  
Group

**ASPECTS**  
Homes

**ASPECTS**  
Lifespaces

**ASPECTS**  
Contracting

**IN WINDOWS**  
Part of the Aspects Group