

de Luci Park

— TRURO —



14 STUNNING NEW HOMES IN THE CENTRE OF TRURO



A city of beautiful architecture
and a wonderfully diverse selection
of shops and restaurants



de Luci Park, Truro

An exclusive development of new homes, de Luci Park in Barrack Lane is a welcome return to Truro for Pearce Fine Homes following their highly acclaimed 'Parkdale' development.

de Luci Park is named after Richard de Luci, widely believed to be responsible for building Truro Castle in the 12th Century. At de Luci Park all 14 new homes have the high quality, contemporary and stylish specification which has become the hallmark of the Pearce brand. These desirable homes feature up to the minute design and are ideally located within a short walk of the centre of Truro, with its finely preserved Georgian streets.

The bustling Cathedral City of Truro is the centre for administration, commerce and tourism for Cornwall and has good road and rail links offering easy access to almost every part of Cornwall. The A30 and A38 make both Exeter and Plymouth easily accessible, whilst London is just over 4 hours away by rail.

Truro is believed to be named after Tri-Veru (three rivers) which includes the Rivers Kenwyn, Allen and Tinney. The City's heritage as a market town and port dates back over 800 years, booming during the tin mining era.



Today Truro's cobbled streets offer a mix of specialist shops and high street names, the Wednesday Livestock Market is a centre for the farming community and has modern, purpose-built premises on the edge of Truro. In the centre of town, the Pannier Market is the largest of Truro's indoor markets and offers a huge range of goods, with something of interest for every shopper.



A city steeped in history and awe-inspiring architecture, there is plenty to see and do. An intriguing and eclectic mix of art galleries, bars, restaurants, nightclubs, a cinema, the Hall for Cornwall, Truro Cathedral and the Royal Cornwall Museum make it a year round destination for those who visit, live or work in Truro. Surrounded by unspoiled countryside, rivers, secluded creeks, stunning beaches and breathtaking views; all make Truro a truly beautiful location to make your home.



SPECIFICATION

KITCHEN

Fitted kitchen units
Soft close hinges and drawers
Quartz worktops with matching upstands
Quartz splashback behind hob
LED lighting under wall units
Stainless steel double fan oven and chimney hood with black glass gas hob
Smeg American style fridge/freezer - Plots 1-4, 11-14
Integrated fridge/freezer - Plots 5-10
Integrated Washing Machine
Integrated Dishwasher
Stainless steel undermounted 1.5 bowl sink
Feature tap with flexible hose

FAMILY BATHROOM

Porcelanosa white sanitaryware
Porcelanosa half height tiling to all walls extending to full height around bath
Thermostatic shower over bath with glass screen
Chrome plated heated towel rail
Illuminated LED mirror with shaver socket
Porcelanosa floor tiles

ENSUITE (S)

Porcelanosa white sanitaryware
Porcelanosa half height tiling to all walls extending to full height in shower cubicle
Thermostatic shower
Chrome plated heated towel rail
Illuminated LED mirror with shaver socket
Porcelanosa floor tiles

CLOAKROOM

Porcelanosa white sanitaryware
Porcelanosa feature tiling behind WC and basin

ELECTRICAL

Ample well placed double sockets
High level TV point in living room and all bedrooms
Second low level TV point in living room
Telephone socket in hall, living room and smallest bedroom
Recessed LED lights in kitchen/dining, hallways, landings, bathroom, ensuite and cloakroom
Feature LED lights around stairwell
Outside lights to front and rear doors
Door bell. Burglar alarm

INTERNAL FEATURES

Stylish flush oak finished doors
Wide moulded skirtings and architraves finished in white gloss paint
Smooth finish to ceilings
Coving throughout
Walls finished in Jasmine White emulsion
Engineered oak flooring in hallway, living room and cloakroom
Feature fire
Fitted carpets

EXTERNAL FEATURES

Garden areas turfed
Paved pathways and feature patio areas
White timber double glazed windows
Black gutters and downpipes
Block paved road and driveways

HEATING

NEST Learning Thermostat
Underfloor heating on ground floor with radiators on remaining floors



These photographs are from a previous showhome by Pearce Fine Homes

GUARANTEE

A full NHBC 10 year warranty. Each home will be independently surveyed during the course of construction by NHBC who will issue their certificate upon completion of the home.

All new homes will be sold in accordance with the Consumer Code for Home Builders. Please refer to www.consumercodeforhomebuilders.com or ask the Home Buying Advisor for further information.

NOTES:

Choice of finishes and fitments detailed in this specification are only available where stage of construction permits.

Under the provisions of the Property Misdescriptions Act 1991 prospective purchasers are advised that the design dimensions quoted are approximate having been prepared from Architects' working drawings.

Variations may occur in construction due to tolerances on materials or working practices. Purchasers should, therefore, satisfy themselves at the time of construction as to the actual finished dimensions.

Elevation treatments, window arrangements and materials may vary from plot to plot.

Requests for alterations which would affect the external appearance of a property cannot be accommodated as such alterations could require further planning approval and might adversely affect the carefully considered and cohesive design concept for the development.

These particulars are produced in good faith and believed to be correct at the time of going to print. They do not constitute any part of a contract and purchasers are advised to check salient details for themselves.

Prior to exchange of contracts, purchasers will be required to inspect the working drawings for the property they are purchasing and confirm that they are satisfied regarding the details.



NEST LEARNING THERMOSTAT

The Nest Thermostat programs itself, automatically helping you save energy when you're away and can be controlled from anywhere. No more confusing programming, Nest learns the temperatures you like and builds a personalised schedule for your home.

Don't waste energy heating an empty house. Nest automatically adjusts to a temperature that will help you save energy and money when you are away from home. Change the temperature from anywhere with your smartphone, tablet or laptop.



Thermostat and programmer in one

The Nest Thermostat works as a thermostat, programmer and froststat. To replace programmer off-times, add very low temperatures to your schedule. That will save energy while keeping your family, and your pipes, safe in extreme weather.



Auto-Schedule

The Nest Thermostat programmes itself in about a week. It creates a personalised schedule based on the temperature changes you've made and continually adapts to your changing life.



Auto-Away

After you've left your home, the Nest Thermostat senses you've gone and automatically adjusts the temperature to avoid heating an empty house.



Remote Control

Change the temperature from anywhere using your mobile, tablet or laptop. You can also adjust your schedule and check your Energy History.



PORCELANOSA®

smeg

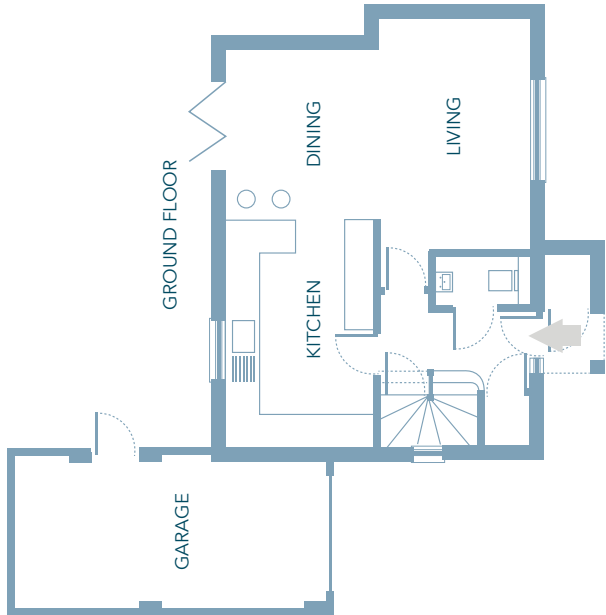
NEFF



CGI shown illustrates plot 3

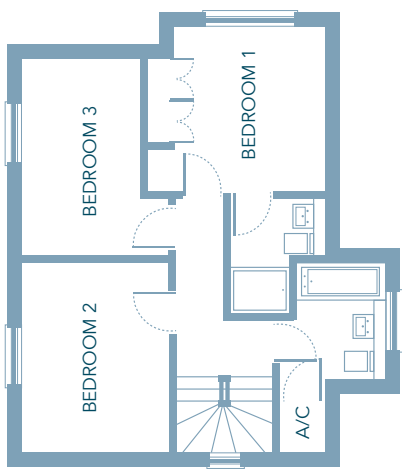
The Farnaby Plot 1

An attractive detached 4 bedroom town house with two en-suites, featuring a large open plan kitchen / dining / living space with bi-fold doors opening to the garden.

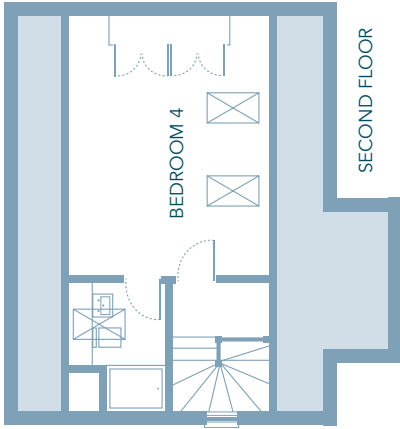


GROUND FLOOR

FIRST FLOOR



Kitchen	4.41m	x	2.91m	14'6"	x	9'6"
Dining	3.44m	x	2.91m	11'3"	x	9'6"
Living Room	4.56m	x	2.97m	14'11"	x	9'9"
Bedroom 1	3.27m	x	2.95m	10'9"	x	9'8"
Bedroom 2	3.75m	x	2.91m	12'4"	x	9'6"
Bedroom 3	3.96m	x	2.31m	13'0"	x	7'7"
Bedroom 4	4.45m	x	3.98m	14'7"	x	13' 1"
Garage	6.17m	x	3.07m	20' 3"	x	10' 1"



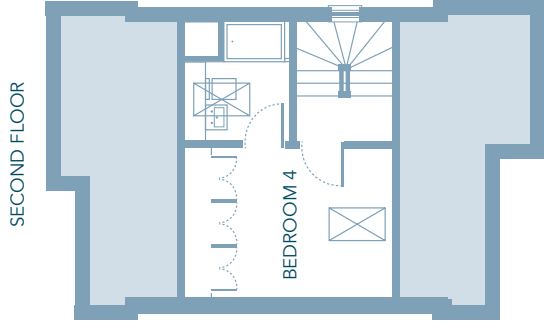
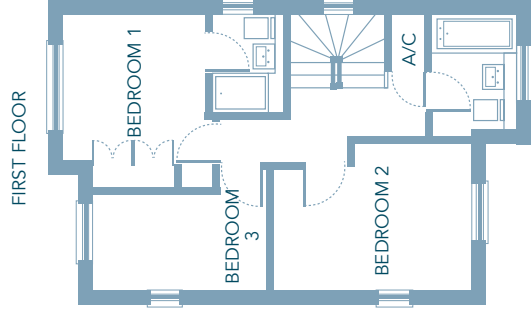
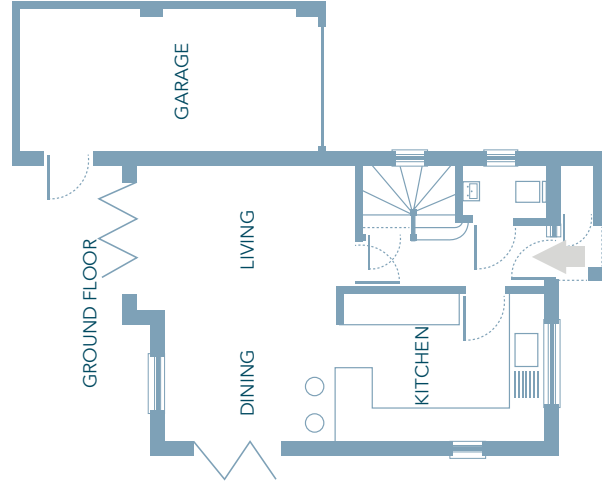
SECOND FLOOR



CGI shown illustrates plot 2 house type as a mirror image of plot 4

The Chorley Plot 2

A lovely spacious detached 4 bedroom / two en-suite family home creating a generous sized open plan kitchen / dining / living room, with two sets of bi-fold doors giving access to the garden.



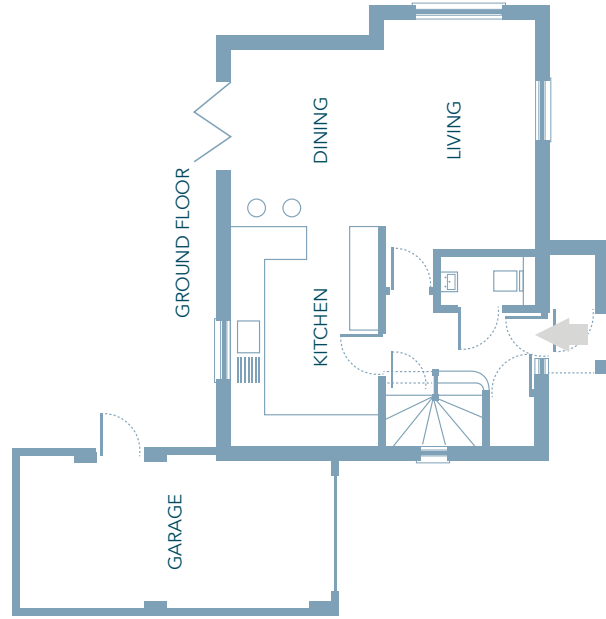
Kitchen	4.25m x 3.08m	14'0" x 10'1"
Dining	3.60m x 2.70m	11'10" x 8'10"
Living Room	4.56m x 2.97m	14'11" x 9'9"
Bedroom 1	3.00m x 2.95m	9'10" x 9'8"
Bedroom 2	4.10m x 3.08m	13'5" x 10'1"
Bedroom 3	3.61m x 1.98 m	11'10" x 6'6"
Bedroom 4	3.54m x 3.08m	11'7" x 10' 1"
Garage	6.17m x 2.92m	20' 3" x 9' 7"

CGI's, floor plans and site plans are for illustrative purposes only. Elevation treatments, window arrangements, materials and actual finished properties may vary due to site layout and conditions. All dimensions are approximate and taken from architect's drawings; these dimensions should not be relied upon and may differ from the finished property.

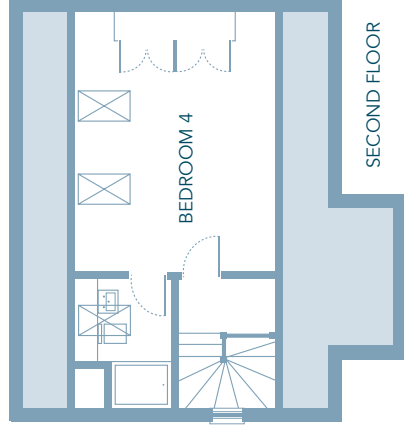
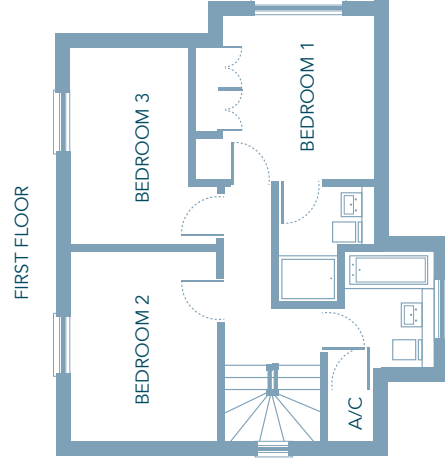


The Boscawen Plot 3

A spacious detached 4 bedroom home with two en-suites and a family focussed open plan kitchen / dining / living room and attractive bi-fold doors opening to the garden.



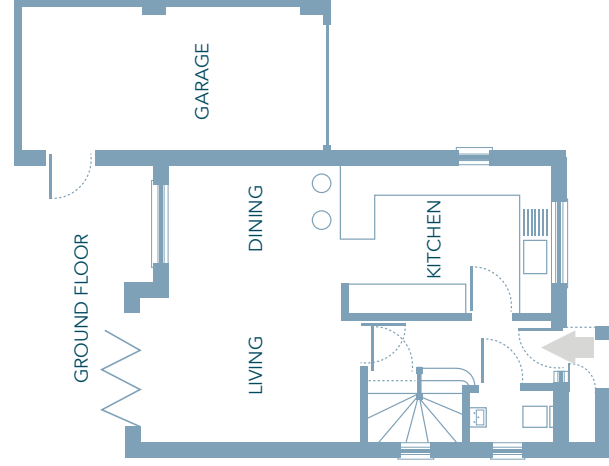
Kitchen	4.41m	x	2.91m	14'6"	x	9'6"
Dining	3.44m	x	2.91m	11'3"	x	9'6"
Living Room	4.56m	x	2.97m	14'11"	x	9'9"
Bedroom 1	3.27m	x	2.95m	10'9"	x	9'8"
Bedroom 2	3.75m	x	2.91m	12'4"	x	9'6"
Bedroom 3	3.96m	x	2.31m	13'0"	x	7'7"
Bedroom 4	4.45m	x	3.98m	14'7"	x	13' 1"
Garage	6.17m	x	3.07m	20' 3"	x	10' 1"



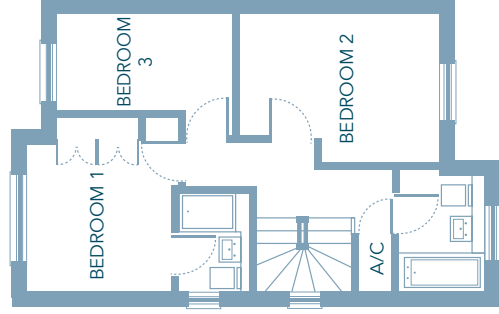


The Fynn Plot 4

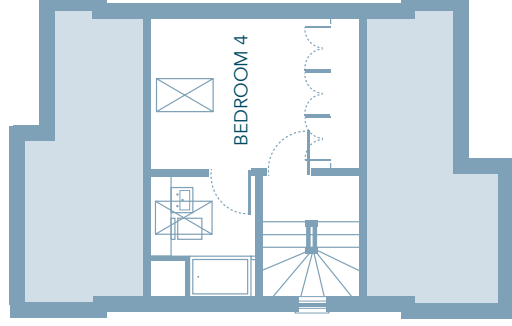
A detached town home designed for family life, featuring a large open plan kitchen / dining room / living room with bi-fold doors to the garden and 4 bedrooms, two of which are en-suite.



FIRST FLOOR



SECOND FLOOR



Kitchen	4.25m x 3.08m	14'0" x 10'1"
Dining	3.60m x 2.70m	11'10" x 8'10"
Living Room	4.56m x 2.97m	14'11" x 9'9"
Bedroom 1	3.00m x 2.95m	9'10" x 9'8"
Bedroom 2	4.10m x 3.08m	13'5" x 10'1"
Bedroom 3	3.61m x 1.98 m	11'10" x 6'6"
Bedroom 4	3.54m x 3.08m	11'7" x 10' 1"
Garage	6.17m x 2.92m	20' 3" x 9' 7"

SITE PLAN



14 stunning new homes at de Luci Park all with the high quality, contemporary and stylish specification
which has become the hallmark of Pearce Fine Homes

CGI's, floor plans and site plans are for illustrative purposes only. Elevation treatments, window arrangements, materials and actual finished properties may vary due to site layout and conditions.
All dimensions are approximate and taken from architect's drawings; these dimensions should not be relied upon and may differ from the finished property.



PEARCE
makers of fine homes

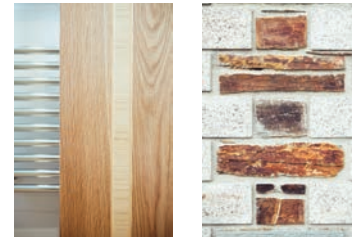
Established in 1974 and with 40 years' experience in delivering high quality new homes, Pearce Fine Homes has for many years been a leader in incorporating modern design and technologies in new homes. We continue to build energy efficient homes that reduce carbon emissions and support a sustainable future. With our in-depth knowledge of the industry, we can create a more individual and bespoke product than our national competitors, striving to realise the full potential of the available space and creating unique homes designed for contemporary living.

At de Luci Park, we have created a rare opportunity to buy a new home of the highest calibre within walking distance of the City Centre and all it has to offer. Here we have combined contemporary open plan living spaces with the focus on design detail and relevance to modern lifestyles. We are excited to be using new technology with the NEST thermostat to give our buyers more control of their heating system for greater comfort and energy efficiency.

Working closely with local professionals and suppliers, employing our own experienced craftsmen, and sourcing quality materials and fittings, all help us to create homes of a superb quality that are both aesthetically pleasing and complementary to the vernacular architecture.

Wherever we build, we create well designed and innovative homes that are truly homes for the discerning buyer.





A SELECTION OF OUR MOST RECENT NEW HOMES DEVELOPMENTS

de Luci Park

— TRURO —

Pearce Fine Homes, Plot 7 Miller Business Park,
Liskeard, Cornwall PL14 4DA

enquiries@newhomeshop.co.uk

Sales: 01626 369300

