






Wood Lane

 at Beaumont Park



- 
 Langley
 3 Bedroom mews home
- 
 Cranford
 2 Bedroom mews home
- 
 Harwood
 4 Bedroom detached home
- 
 Brunswick
 4 Bedroom detached home
- 
 Malham
 4 Bedroom detached home

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Specification

External Specification

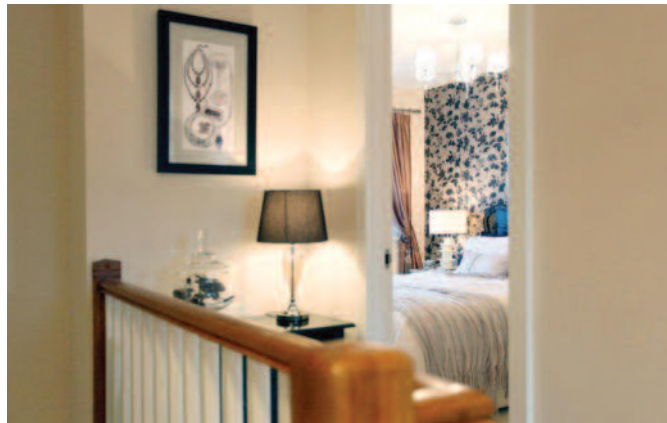
- Each detached property will have a single garage.
- Mews properties will have allocated parking spaces.
- Front and rear gardens will be turfed and landscaped in accordance with our landscaping scheme.
- All properties are traditionally built in a variety of brick and decorative finishes and render.*
- All properties fitted with white PVC-u windows with easy clean hinges.
- Driveways to all properties finished in tarmac.

Internal Specification

- White PVC-u French doors providing access to rear garden.
- A choice of luxury kitchen units with co-ordinating work tops will be available.**
- A Neff stainless steel double oven will be fitted to detached properties and Bosch single oven to mews properties – with co-ordinating gas hob and chimney hood.
- A Neff integrated fridge/freezer will be fitted to detached properties.
- Down lighters will be provided in a choice of white or chrome to the kitchen area to detached homes.

- A choice of Porcelanosa wall tiles will be available.**
- Downstairs cloakroom/WC.
- A choice of paint colours will be available for you to assist in personalising your home.**
- Detached homes will have flush Oak veneer internal doors with satin furniture. The staircase will co-ordinate with the internal doors with an Oak handrail and Oak newel posts.
- Mews homes will have flush Ash veneer internal doors with satin furniture. The staircase will co-ordinate with the internal doors with an Ash handrail and white painted newel posts.

- All other internal wood work will be finished in white gloss.
- TV points provided to the lounge, family room and bedroom 1.
- BT points provided to hall, family room, lounge, study and bedroom 1 (where applicable).
- All bathrooms will be fitted in crisp white sanitaryware with a choice of complementing Porcelanosa wall tiles and bathroom furniture.*
- A shower will be provided over bath with screen to family bathroom.



*Please refer to streetscene. **Where a choice is available, it will be from our standard range and will be subject to the stage of build of your chosen plot. • Includes toilet roll holder, towel rail and soap dish. These are prepared for the guidance of prospective purchasers only and do not form any part of the contract. Furthermore, the builders reserve the right to vary details from time to time as may be necessary.


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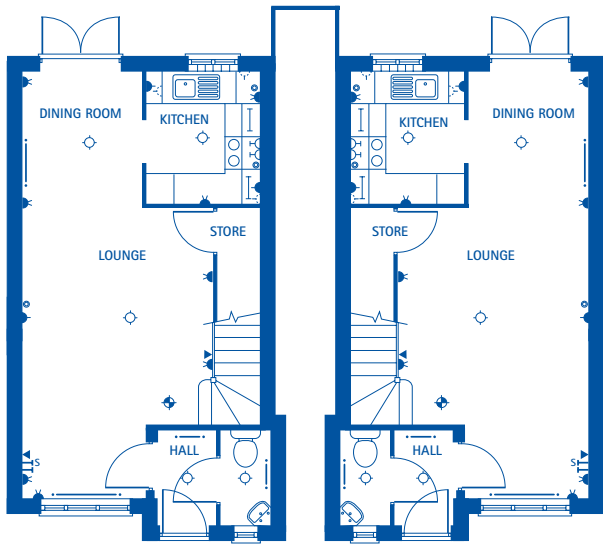


Please note elevation treatments may vary. Please see Sales Negotiator for further information.

The Cranford & Langley

JONES
HOMES

The Cranford & Langley - Two & three bedroom homes



The Cranford

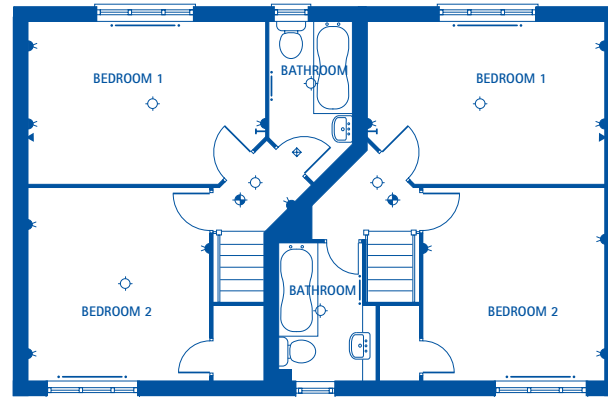
Ground Floor

Lounge Room	5.290m* x 3.571*m	(17'4" x 11'8"*)
Kitchen	2.440m x 2.060m	(8'0" x 6'9")
Dining Room	2.520m x 2.240m	(8'3" x 7'4")

First Floor

Bedroom 1	4.415m* x 2.960m*	(14'6" x 9'8"*)
Bedroom 2	3.350m x 3.450m	(11'0" x 11'4")
Bathroom (front)	2.550m x 1.787m	(8'4" x 5'10")
Bathroom (rear)	2.177m x 1.488m	(7'1" x 4'10")

* Maximum dimensions



The Langley

Ground Floor

Lounge	4.080m x 3.494m	(13'4" x 11'5")
Dining Room	3.210m x 2.420m	(10'6" x 7'11")
Kitchen	3.140m x 1.880m	(10'4" x 6'2")
Cloaks	1.655m x 0.837	(5'5" x 2'9")

First Floor

Bedroom 1	3.414m x 2.690m	(11'2" x 8'10")
Bedroom 2	2.369m x 2.895m	(7'9" x 9'6")
Bedroom 3	1.931m* x 2.538m*	(6'4" x 8'4"*)
Bathroom	1.510m x 2.369m	(4'11" x 7'9")

* Maximum dimensions

- ▼ Single socket
- ⚡ Fused spur
- TV socket
- ⊠ Central heating programmer
- ⊕ Immersion heater switch
- ▲ BT point
- ⊙ Gas point
- Light fitting
- ▼ Double socket
- ⚡ Socket under worktop
- Satellite TV socket
- ⊠ Central heating thermostat
- Radiator
- Cooker outlet
- ⊕ Smoke detector

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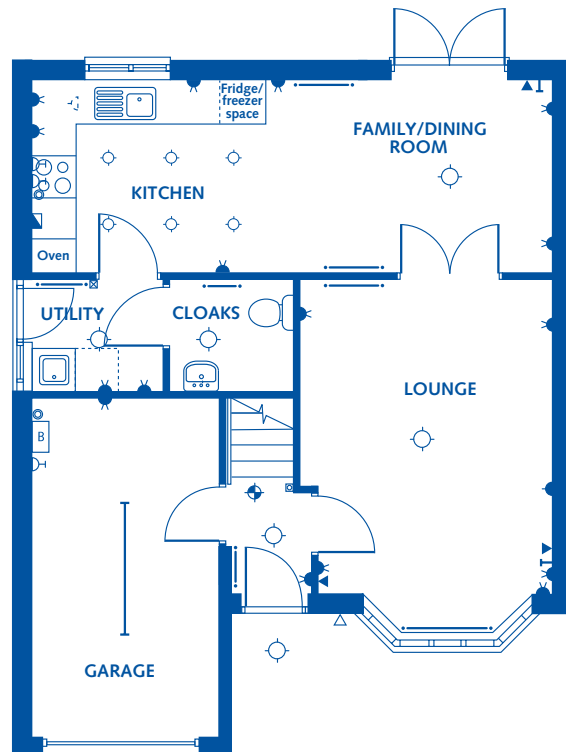


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The Brunswick

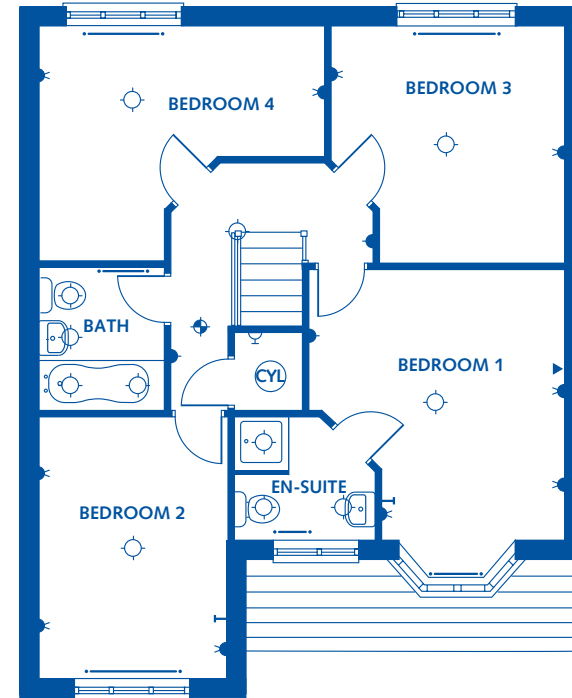
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The Brunswick – Four bedroom home with integral garage



Ground Floor

Kitchen/Family Room	7.273m x 2.685m	(23'10" x 8'9")
Lounge (into bay)	4.880m x 3.529m	(16'0" x 11'6")
Utility	1.794m x 1.535m	(5'10" x 5'0")



First Floor

Bedroom 1	3.770m x 3.531m	(12'4" x 11'7")
Bedroom 2	3.654m x 2.573m	(11'11" x 8'5")
Bedroom 3	3.277m x 3.220m	(10'9" x 10'6")
Bedroom 4	3.943m x 3.282m	(12'11" x 10'9")

- ▼ Single socket ⚡ Fused spur ↗ TV socket ⌘ Central heating programmer ⊕ Immersion heater switch ▲ BT point ● Gas point ⚡ 4 way grid switch ↗ Fluorescent light fitting
- ▼ Double socket ⚡ Socket under worktop ↗ Satellite TV socket ⌘ Central heating thermostat ⚡ Radiator ▣ Cooker outlet ⊕ Smoke detector ○ Light fitting ▷ Delta fitting

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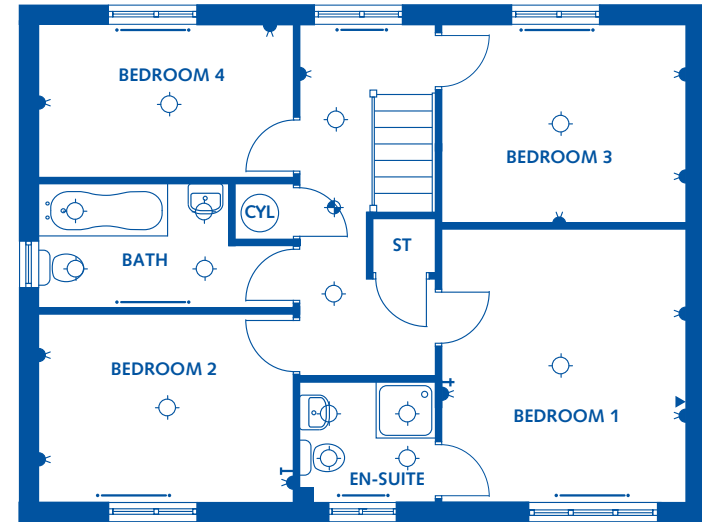
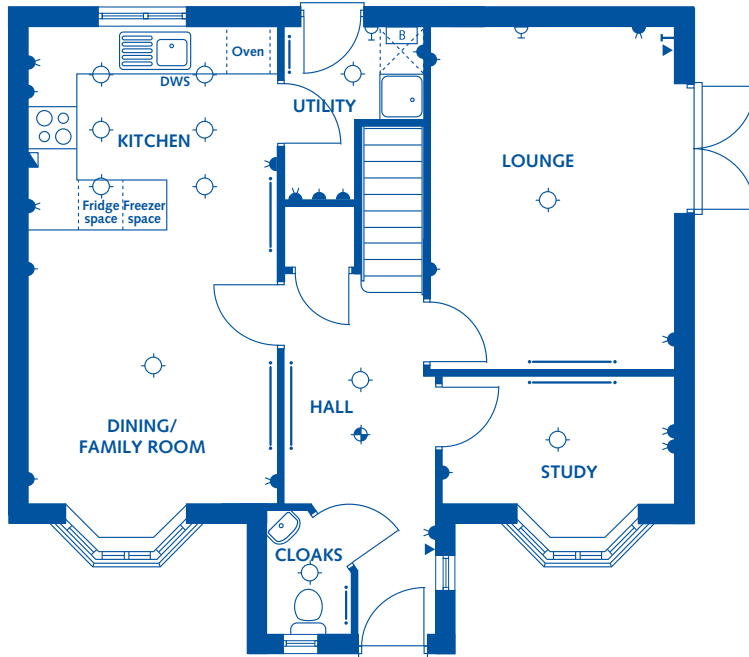


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The Harwood

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The Harwood – Four bedroom detached home



Ground Floor

Kitchen	3.304m x 2.725m	(10'10" x 8'11")
Dining/Family Room (into bay)	3.304m x 4.209m	(10'10" x 13'10")
Lounge	3.274m x 4.613m	(10'9" x 15'2")
Study (into bay)	3.115m x 2.228m	(10'3" x 7'4")
Utility	1.879m x 2.304m	(6'2" x 7'4")

First Floor

Bedroom 1	3.266m x 3.676m	(10'8" x 12'1")
Bedroom 2	3.406m x 2.517m	(11'2" x 8'3")
Bedroom 3	3.266m x 2.653m	(10'8" x 8'8")
Bedroom 4	3.394m x 2.208m	(11'2" x 6'8")

- ▼ Single socket ⚡ Fused spur 📺 TV socket 🌡️ Central heating thermostat 📡 Radiator 🍳 Cooker outlet 🚬 Smoke detector
- ▼ Double socket ⚡ Socket under worktop 📺 Central heating programmer 🌡️ Immersion heater switch ▲ BT point ⚡ Gas point ⚪ Light fitting

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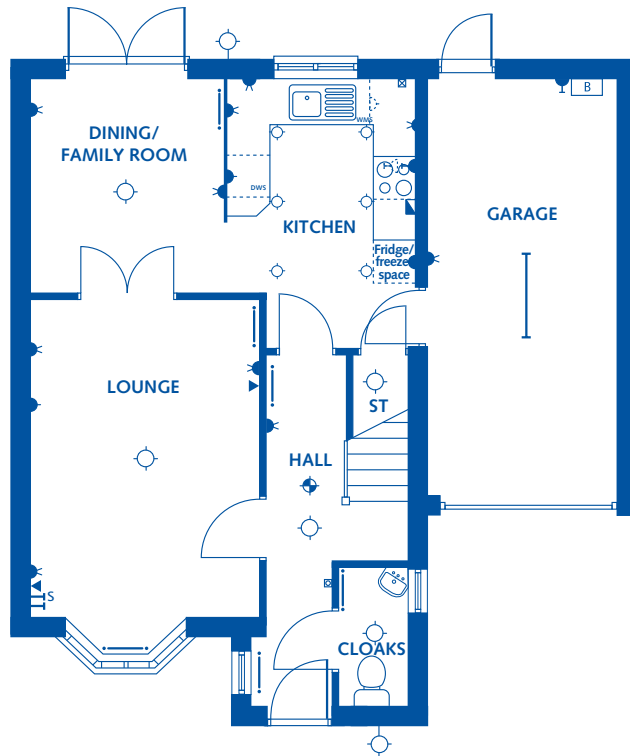


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The Malham

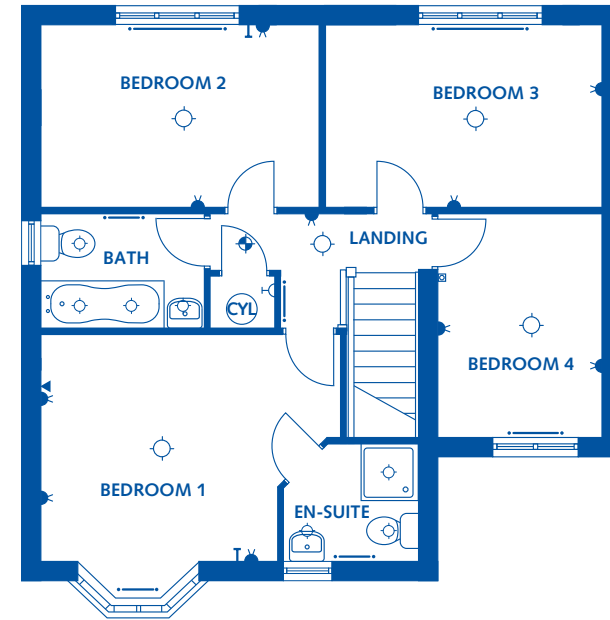
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The Malham – Four bedroom detached home



Ground Floor

Kitchen	2.676m x 3.785m	(8'9" x 12'5")
Lounge (ex bay)	3.213m x 4.500m	(10'6" x 14'9")
Dining/Family Room	2.697m x 2.951m	(8'10" x 9'8")



First Floor

Bedroom 1 (ex bay)	3.341m x 3.206m	(11'0" x 10'6")
Bedroom 2	3.974m x 2.580m	(13'0" x 8'6")
Bedroom 3	4.166m x 2.580m	(13'8" x 8'6")
Bedroom 4	2.557m x 3.147m	(8'5" x 10'4")

- ▼ Single socket ⚡ Fused spur ↖ TV socket ⌘ Central heating programmer ⊕ Immersion heater switch ▲ BT point ⦿ Gas point ⚡ 4 way grid switch ⚡ Fluorescent light fitting
- ▼ Double socket ⚡ Socket under worktop ↖ Satellite TV socket ⌘ Central heating thermostat ⚡ Radiator ▣ Cooker outlet ⚡ Smoke detector ⦿ Light fitting ▷ Delta fitting

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