



# Lilford Gardens

A collection of quality 3 & 4 bedroom homes in a private development.

A vertical green bar on the left side of the page features several stylized leaf shapes in white and light green, scattered across the background. The word "About." is written in a black, cursive script font, positioned to the right of the green bar.

# About.

**Lilford Gardens** is situated towards the north of the city within the popular residential area of West Park.

The area boasts excellent connectivity to reputable schooling and a wide range of local amenities including: a general store, DIY store, Post Office, bars/public houses and a variety of takeaway establishments.

Derriford Hospital and the Nuffield Health Plymouth Hospital are some three miles distant and only a short drive from West Park whilst a local bus route provides easy access to Plymouth City Centre and beyond. West Park is also within immediate reach of the A38 dual carriageway which provides easy access to Cornwall and the rest of the country via the M5.



# Location



Sat Nav:  
PL5 2LY



PLYMOUTH  
CENTRE

3.5 MILES

# Lilford Gardens



# Site Plan

Lilford Gardens itself occupies the site of the former **West Park Primary School** and consists of several former self-build plots.

Many of these plots have now been acquired by Beehive Homes and will become a selection of 3 and 4 bed houses available to buy on the open market.







This project is registered with ICW and offers a 10-year structural warranty with each new home. ICW is a leading UK provider of building warranties for new homes.

[www.i-c-w.co.uk](http://www.i-c-w.co.uk)

# Specification

## General Internal

SAP ratings	A on plots 6,17,17a,25, all other plots are SAP rating B
Walls	Painted finish - Dulux Timeless Matt Emulsion
Woodwork	Painted finish - Dulux White Satin
Doors	5 vertical panel doors painted Matt grey with stainless steel hinges
Ironmongery	Polished and satin chrome handles on rose

## Kitchen & Utility

Supplier	Howdens												
Style	Clerkenwell Handleless Kitchen												
Choice of units	A selection of base and high-level units												
Worktop	Contemporary 22mm worktops with upstand												
Splashback	Opaque black glass												
Appliances:	<table border="0"> <tr> <td><b>4 Beds</b></td> <td><b>3 Beds</b></td> </tr> <tr> <td>- Built in Double Oven from Hotpoint or similar</td> <td>- Single built under Oven from Hotpoint or similar</td> </tr> <tr> <td>- Induction Hob</td> <td>- Induction Hob</td> </tr> <tr> <td>- Extractor</td> <td>- Extractor</td> </tr> <tr> <td>- Integrated Dishwasher</td> <td>- Removable unit &amp; plumbing for Dishwasher</td> </tr> <tr> <td>- Space and Plumbing for Washing Machine (unless in utility)</td> <td>- Space and Plumbing for Washing Machine</td> </tr> </table>	<b>4 Beds</b>	<b>3 Beds</b>	- Built in Double Oven from Hotpoint or similar	- Single built under Oven from Hotpoint or similar	- Induction Hob	- Induction Hob	- Extractor	- Extractor	- Integrated Dishwasher	- Removable unit & plumbing for Dishwasher	- Space and Plumbing for Washing Machine (unless in utility)	- Space and Plumbing for Washing Machine
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- Integrated Dishwasher	- Removable unit & plumbing for Dishwasher												
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Sink	Drayton SS 1.5 bowl sink with drainer												
Tap	Chrome Rienza mixer tap												
Flooring	Vinyl flooring Tarkett Modern Living or Homestyle range or equivalent, kitchen and wet rooms only												

## Bathroom & Ensuite

Manufacturer	Saneux & Vado
Washbasin	Vita basin with Vado Vala mono mixer tap
Shower Cubicle	Merlyn Ionic 1200 Sliding door Vado Sirkel round shower
WC	Matteo rimless BTW Pan with concealed cistern with Flushe 2.0 dual flush plate in chrome
Flooring	Vinyl flooring Tarkett Modern Living or Homestyle range or equivalent, kitchen and wet rooms only
Tiling	Tiling and splashback to the basin

## Mechanical, Technical & Electrical

Heating	Boiler with dual zone Halo wi-fi controls. <b>Radiators</b> - Stelrad Compact in Select White Finish fitted with thermostatic valves. <b>Towel rail</b> - White or Chrome towel rails
Lighting	Mains LED white down lighters to bathrooms & en-suites
Media	BT/Virgin broadband fibre, Aerial loft wiring only, Media points in lounge and bedroom 1

## Exterior

Lighting	External light to front door and rear led floodlight.
Exterior Doors	Anthracite composite Front Door - Cottage slab style with 'Secure By Design' MPL4 lock set /chrome numbers
Windows	UPVC anthracite grey with push button chrome locking handles and stainless-steel hinges
Gardens & Garage	Grey Riven paving slabs - front path & rear patio Rear gardens topsoiled, rear tap. Power and lighting, roller Garage door, provision to add electric car charger.



# House Type 1

Plot 24\*, 26, 28, 31, 32

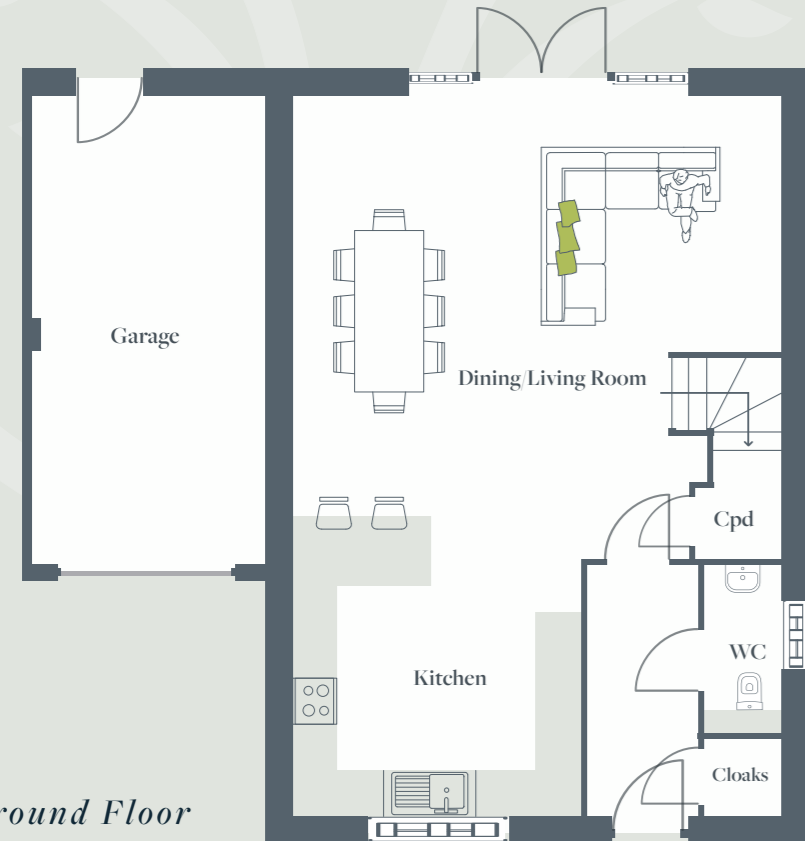
\*same house type, slightly larger footprint)

## Ground Floor

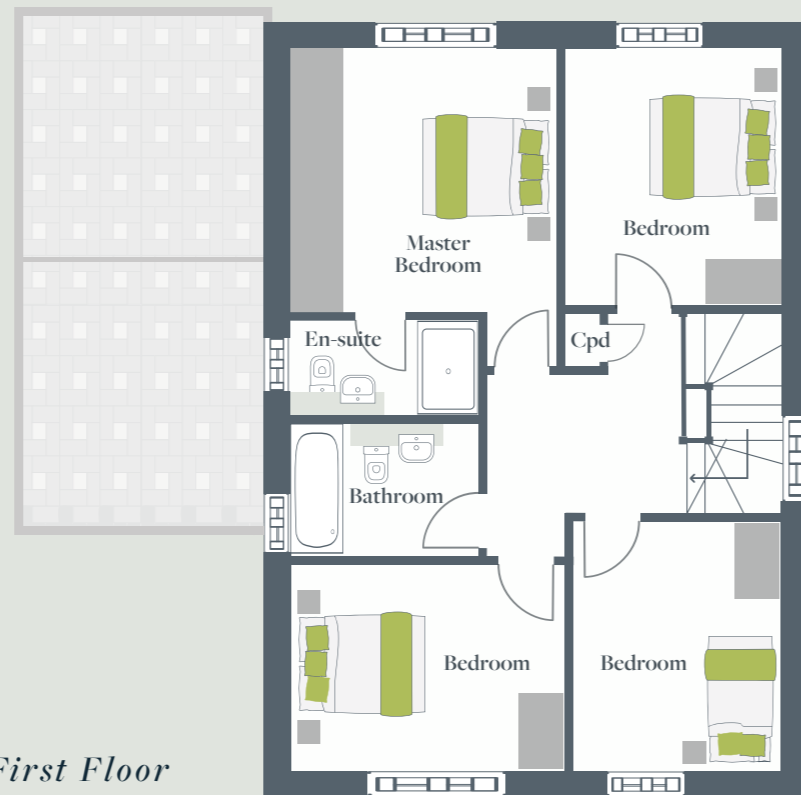
- Living/Dining - 6.4m x 6.1m, 21' x 20'  
(max) L-shaped room
- Kitchen - 3.7m x 3.3m, 12'2" x 10'10"
- Master Bedroom - 3.5m x 3.5m, 11'6" x 11'6"
- Ensuite - 2.5m x 1.3m, 8'2" x 4'3"
- Garage - 3m x 6m, 9'10" x 19'8"

## First Floor

- Bedroom 2 - 3.6m x 2.7m, 11'10" x 8'10"
- Bedroom 3 - 2.8m x 3.3m, 9'2" x 10'10"
- Bedroom 4 - 2.7m x 3.2m, 8'10" x 10'6"
- Bathroom - 2.5m x 1.7m, 8'2" x 5'7"



Ground Floor



First Floor





## House Type 3

Plot 6, 25

### Ground Floor

Lobby -	2.85m 1.65m, 9'4" x 5'5"
WC -	1.75m x 1.6m, 5' 8" x 5'2"
Living Room -	5.3m x 4.55m, 17'4" x 14' 7"
Kitchen / Diner -	6.4m x 4.1m, 20' 11" x 13'5"
Utility Room -	4.15m x 1.6m, 13'5 x 5'2"
Garage -	3.1 m x 5.8m, 10'1 x 19.0"

### First Floor

Mast bedroom	3.9m x 3.6m, 12' 9" x 11'9"
Dressing Room -	2.8m x 3.25m, 13'9" x 10'5"
En-suite -	3.2m x 1.2m , 10'5" x 3'11"
Bedroom 2 -	4.2m x 2.7m, 13'9" x 8'10"
Bedroom 3 -	3.5m x 2.7m, 11'5 x 8'10"
Bedroom 4 -	2.7m x 2.4m, 8'10" x 7'10"
Bathroom -	2.5m x 2.3m, 8'2" x 7'6"
Storage/Void -	1.55m x 5.8m, 5'1" x 19'

## House Type 2

Plot 1, 2, 4, 12

### Ground Floor

Kitchen -	3.75m x 3.3m , 12'2" x 10'10"
Living / Dining Room -	6.4m x 6.1m , 21' x 20'
Utility Room -	2.8m x 2.1m, 9'2" x 6'10"
Garage -	5.9m x 3m, 19' 4" x 9'10"

### First Floor

Mast Bedroom -	3.5m x 3.5m - 11'6" x 11'6"
En- Suite -	2.4m x 1.26m - 7'10 x 4'1"
Bedroom 2 -	2.8m x 3.3m - 9'2" x 10'10"
Bathroom -	2.4m x 1.7m - 7' 10" x 5'6"
Bedroom 3 -	3.6m x 2.7m - 11'10" x 8'10"
Bedroom 4 -	2.7m x 3.2m, 8'10" x 10'5"



## House Type 4

Plot 3

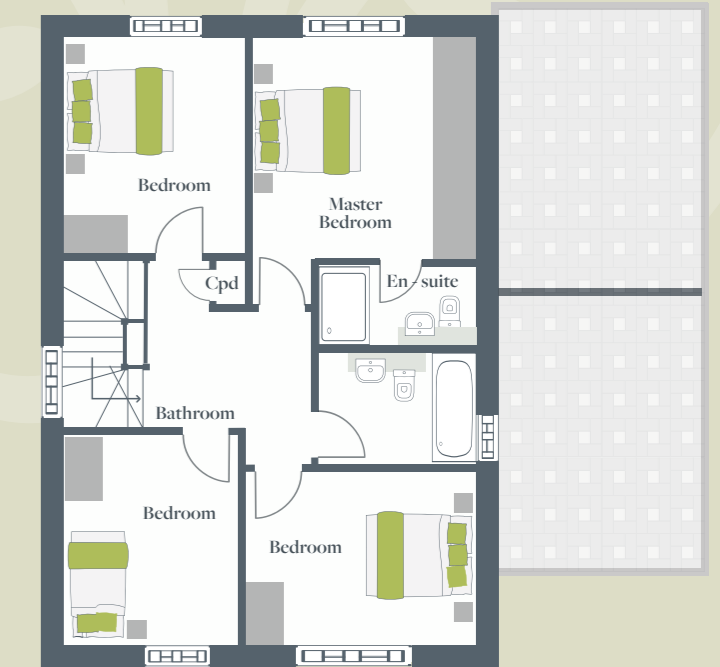
### Ground Floor

Kitchen -	4m x 3.3m , 13'1" x 10'8"
Living / Dining Room -	6.6m x 6.1m , 22' x 20'
Utility Room -	2.8m x 1.9m, 9'1" x 6'2"
Garage -	3.1m x 5.9m, 10' 1" x 19'3"

### First Floor

Mast Bedroom -	3.7m x 3.7m - 12'1" x 12'1"
En- Suite -	2.4m x 1.26m - 7'8 x 4'1"
Bedroom 2 -	2.8m x 3.6m - 9'1" x 11'8"
Bathroom -	2.4m x 1.7m - 7' 8" x 5'5"
Bedroom 3 -	3.8m x 2.7m - 12'4" x 8'8"
Bedroom 4 -	2.7m x 3.2m, 8'8" x 10'5"

### First Floor







# House Type 6, 7

Plot 18, 18a, 19

<i>Ground Floor</i>	<i>First floor</i>
Kitchen - 2.5m x 3.1m, 8'2" x 10'1"	Bedroom 1 - 3.4m x 3.6m, 11'1" x 11'8"
Lounge / diner - 4.7m x 7m, 15'5" x 22'9"	Bed 2 - 3.4m x 3.5m, 11'1" x 11'5"
Ground kitchen - 3.1m x 3.2m, 10'1" x 10'4"	Bed 3 - 1.9m x 3m, 6'2" x 9'8"
Lounge/diner - 5.5m x 5.3m, 18'0" x 17'3"	
<i>Ground Floor - Plot 19</i>	<i>First floor - Plot 19</i>
Kitchen - 3.1m x 3.2m, 10'1" x 10'4"	Bedroom 1 - 3.4m x 3.6m, 11'1" x 11'8"
Lounge / diner - 5.5m x 5.3m, 18'0" x 17'3"	Bed 2 - 3.4m x 3.5m, 11'1" x 11'5"
	Bed 3 - 1.9m x 3m, 6'2" x 9'8"

Ground Floor

First Floor



Plot 18

Plot 18A

Plot 19 - HT 7

Plot 18

Plot 18A

Plot 19 - HT 7





# House Type 6

Plot 17, 17a

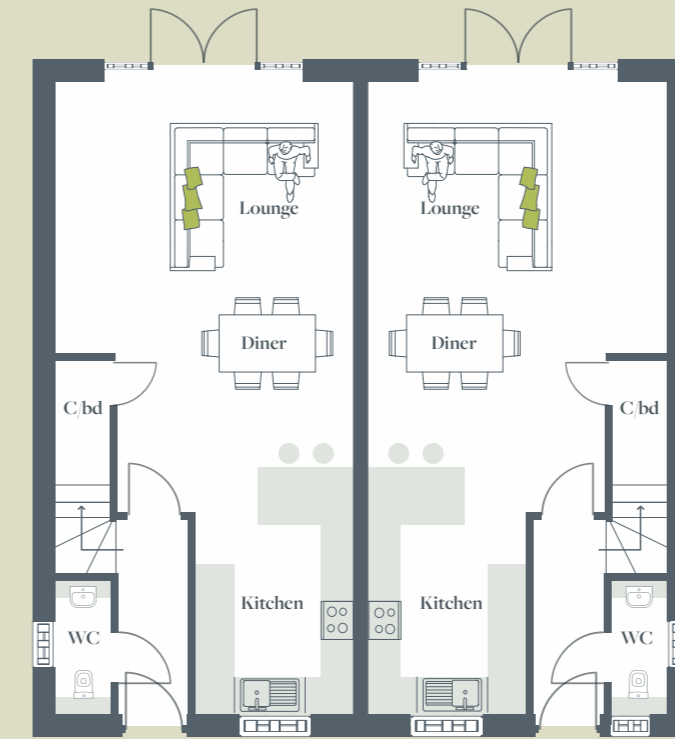
## Ground Floor

- Kitchen - 2.5m x 3.1m, 8'2" x 10'1"
- Lounge / diner - 4.7m x 7m, 15'5" x 22'9"
- Ground kitchen - 3.1m x 3.2m, 10'1" x 10'4"
- Lounge/diner - 5.5m x 5.3m, 18'0" x 17'3"

## First floor

- Bedroom 1 - 3.4m x 3.6m, 11'1" x 11'8"
- Bed 2 - 3.4m x 3.5m, 11'1" x 11'5"
- Bed 3 - 1.9m x 3m, 6'2" x 9'8"

## Ground Floor



Plot 17

Plot 17A

## First Floor



Plot 17

Plot 17A





Backed by  
HM Government



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Floor plans: Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate, therefore no responsibility is taken for any error, omission or misstatement. These plans are for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

