



The Cedar

Ground Floor



Ground Floor

Lounge	3553mm	x	4976mm
Study	3500mm	x	3176mm
Kitchen Dining	9183mm	x	2800mm
Sunroom	4286mm	x	1800mm

First Floor



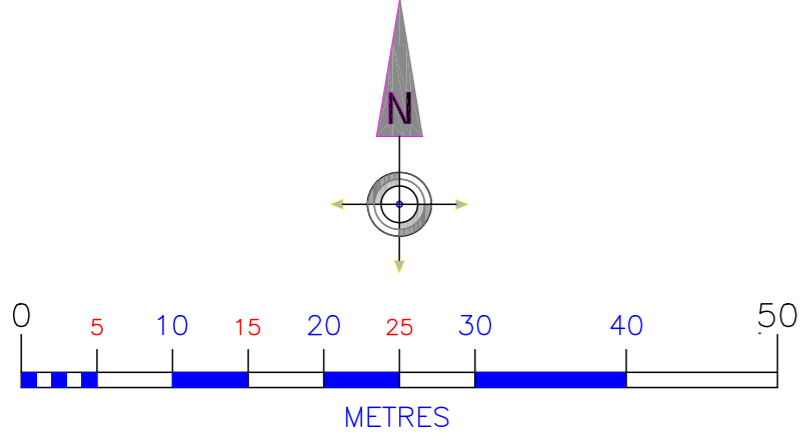
First Floor

Bedroom 1	3553mm	x	4351mm
Bedroom 2	3500mm	x	4256mm
Bedroom 3	3000mm	x	3519mm
Bedroom 4	3553mm	x	3424mm

Details are given as a general guide and are subject to alteration. The plans shown are not to scale and the dimensions should be used for reference only and should not be relied on for ordering carpets and furniture.

For individual plot details please contact Canters.

These details do not represent any contractual offer or obligation on behalf of Canters.



Bed level 16.350
Bank Level 17.350
TWL 17.202
Banks 1:3 field side
1:4 road side
13.3l/s discharge

Existing Foul Sewer level and location to be confirmed prior to any pipe laying. Any discrepancies to be reported to the Engineer immediately.

Existing Rising main level and location to be confirmed prior to any pipe laying

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Key	
	Woodland
	Pond
	3 m wide Swales with a drainage pipe
	Amenity Grassland
	S 106 Allocation
	Surface Water Drainage
	Foul Drainage
	Bin Area

Client	Shape Properties Ltd	Scale	1:500@ A1	Date	07/08/21
Project	Bradley Road Residential Development Barnolobty le Beck	Designed	R.F.L	Drawn	Richard Lloyd
Title	Proposed Site Plan	Checked	R.F.L	Revision	D
				Drawing No.	02.360.20

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ASPEN PARK BARNOLDBY LE BECK

SPECIFICATION

External Features

- High performance pre-finished composite front door with security locks.
- Half glazed PVCU back door with multi-point locking system (as planning).
- PVCU double glazed windows
- Paved footpaths and paved patio area to gardens as per design together with block paved driveway and decorative landscaping as per plan.
- Outside tap.
- Turfed front and back gardens with approved landscaping scheme.
- External light fitting to front with 'dusk to dawn' operation.
- Outside socket.
- Fencing, please consult master plan for details.
- Garage with electric door and side personnel door.

Internal Features

- Lockable double-glazed windows except for escape windows.
- Alarm system.
- Inset light fittings as per plan.
- Smooth ceilings throughout finished in white emulsion.
- All woodwork to be white eggshell.
- Chiltern White emulsion to all internal walls.
- Oak veneered internal doors as standard or the choice of an upgraded door at an additional cost. please contact our office for a quotation.
- High electrical specification to include TV sockets to most rooms. (Refer to electrical plan)
- USB point to all habitable rooms.
- Main smoke detectors with battery back-up.
- Super-fast fibre optic broadband.

Kitchen

- Choice of high-quality units with individual designs for each house type, to include branded integrated appliances as follows:- oven, hob, extractor, fridge/freezer and dishwasher. (MKM Grimsby – 01472 242111)

Bathrooms

- White Roca pottery with chrome finish taps.
- Towel rails to all bathrooms.
- Roca vanity cabinet to all Bathrooms with a choice between white and grey finish
- Fully tiled bathroom walls to en suite. Main bathroom having three walls tiled. Optional upgrade to tile floors in the bathroom and en suite please contact our office for a quotation. Tiles are to be supplied by Dial A Tile Grimsby – 01472 361844

Heating

- Energy efficient gas central heating with thermostatically controlled radiators as design.
- Roof insulation/thermal wall insulation.
- Underfloor heating to ground floor

10 Year Warranty - Premier Guarantee

Specification is subject to variation without notice. If there are any items which are particularly important to you, please specifically check with the Sales Adviser.