



## The Aspen

### Ground Floor



### Ground Floor

Lounge	3120mm	x	6780mm
Kitchen Dining	3110mm	x	6780mm

### First Floor



### First Floor

Bedroom 1	3110mm	x	3780mm
Bedroom 2	3110mm	x	3780mm
Bedroom 3	2850mm	x	2900mm
Bedroom 4	2900mm	x	2850mm

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.



## **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**

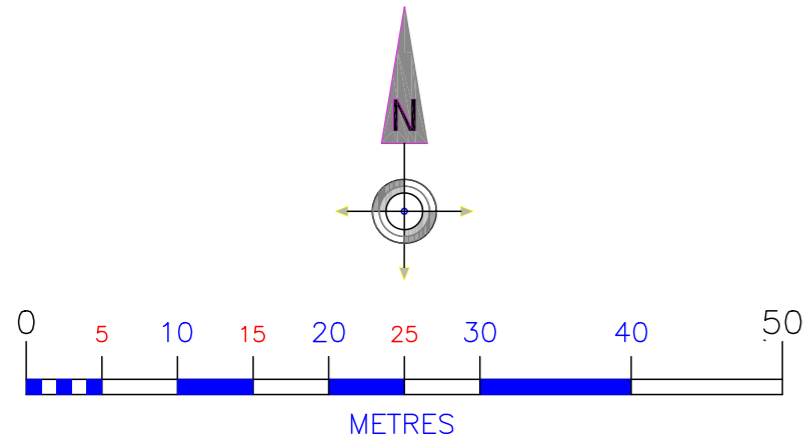
- White Roca pottery with chrome finish taps.
- Towel rails to all bathrooms.
- Roca vanity cabinet to all Bathrooms with a choice between white and grey finish
- Fully tiled bathroom walls to en suite. Main bathroom having three walls tiled. Optional upgrade to tile floors in the bathroom and en suite 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.**



Bed level 16.350  
 Bank Level 17.350  
 TWL 17.202  
 Banks 1:3 field side  
 1:4 road side  
 13.3% 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

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

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	01/12/22
Project	Bradley Road Residential Development Barnoldby le Beck	Designed	R.F.L	Drawn	Richard Dwyer
Title	Proposed Site Plan	Checked	R.F.L	Revision	G
				Drawing No.	02.360.20

