

# THE NIGHTINGALE



## Tailored by Wheeldon

Wheeldon has always prided itself on the high quality and attention to detail of its standard specification. We understand, however, that when you purchase your new home, you are buying into a new and exciting future. We appreciate that you have your own style and individual ideas and we are always mindful that the new house we are building - is to be your new home.

That's why we have introduced **Tailored by Wheeldon**. This invaluable service

gives you the opportunity to express your personality and to add selected items from a range of desirable products throughout your brand new home.

Assembled by our own team, the Tailored range offers a collection of additional features to give your new home that all-important stamp of individuality. You can create your own personal style by choosing such finishing touches as carpets and flooring, curtains or additional wardrobes.

This means that, when you move in, all the special details will have been taken care of for you. All you have to do then is sit back and enjoy the comforts of your new home from day one.



What's more, this can all be done from the convenience of our sales information centre, with an experienced Sales Advisor on hand.



Protection for new-build home buyers

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**WHEELDON**

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# THE NIGHTINGALE

**The Nightingale is an impressive, three bedroom home with the benefit of three storey living designed with a more traditional twist.**

The Nightingale is a welcoming and spacious three bedroom home offering bright and contemporary living. The ground floor incorporates a single garage, study / family room, utility room, wc and two useful storage cupboards. Then moving up to the first floor sees the most traditional of designs incorporated and floors one and two offer the more familiar layout we have come to expect in our homes. A large family dining / breakfast kitchen offers views over the rear garden with the adjoining living room, having two windows to enhance the best of the front of the house.

The second floor offers three good sized bedrooms and a family bathroom. The master bedroom benefits from fitted wardrobes and en-suite.



Moving to a brand new home is also an opportunity to make new friends and be part of an emerging community.

Our neighbourhoods are designed and built with people in mind and with everybody starting with the same new beginnings, getting to know your neighbours and community is easier as you settle in and start to discover your new surroundings together.

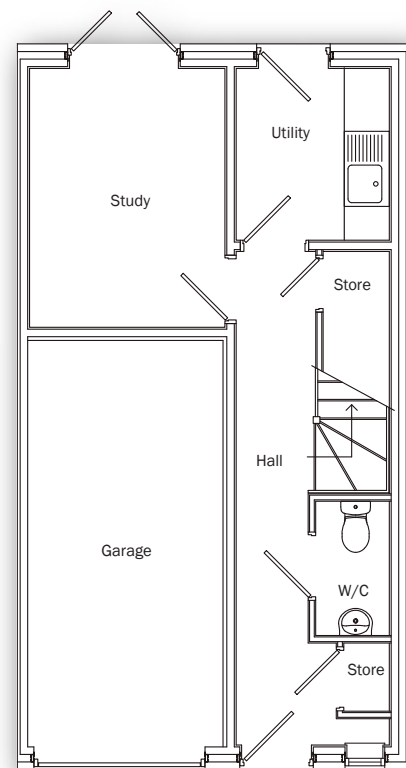


# THE NIGHTINGALE specification



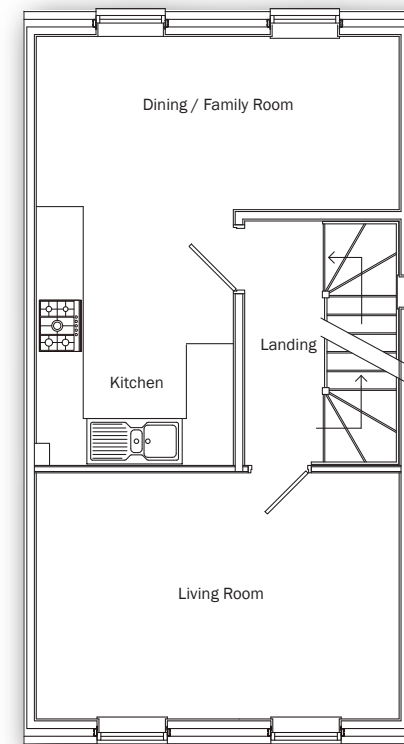
## Ground floor

Study	2.60m x 3.45m 8'5" x 11'3"
Utility	2.04m x 2.28m 6'8" x 7'5"



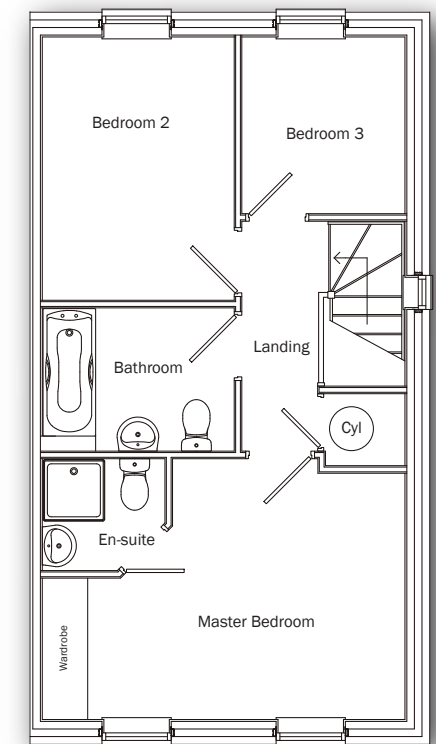
## First floor

Living Room	4.79m x 3.25m 15' 7" x 10'6"
Dining / Family Room	4.79m x 2.28m 15'7" x 7'5"
Kitchen	2.60m x 3.38m 8'5" x 11'1"



## Second floor

Master Bedroom	3.44m x 4.79m 11' 2" x 15'7"
Bedroom 2	2.54m x 3.48m 8'3" x 11'4"
Bedroom 3	2.15m x 2.33m 7'0" x 7'6"



### KITCHEN

Stainless steel finish single oven	■
Stainless steel finish 5 burner gas hob	■
Stainless steel finish chimney hood & glass splash back	■
Integrated dishwasher	■
Kitchen units with soft close doors & drawer dampers	■
Co-ordinating worktops and up-stands	■
Under wall unit lighting	■
Stainless Steel sink	■
Premium LED low energy down lighters	■

### UTILITY

Units with soft close door	■
Co-ordinating worktops and up-stands	■
Stainless steel sink	■
Plumbing and space for washing machine	■
Space for tumble dryer	■
Premium LED low energy down lighters	■

### CLOAKROOM

White sanitary ware	■
Tiling to splash back area of hand basin	■
Premium LED low energy down lighter	■

### BATHROOM

White sanitary ware	■
Thermostatic shower over bath	■

Glazed over bath shower screen	■
Ceramic wall tiling	■
Chrome heated towel rail	■
Premium LED low energy down lighters	■

### EN-SUITE

White sanitary ware and glazed shower cubicle	■
Ceramic wall tiling	■
Thermostatic shower with full height ceramic tiling	■
Shaver Point	■
Premium LED low energy down lighters	■

### INTERIOR

FTTP Ultra Fast Internet Provision	■
TV Point in lounge, kitchen diner and master bedroom	■
Fitted wardrobes in master bedroom	■
Skirting & Architrave - finished in white	■
Internal doors finished in white	■
Polished chrome ironmongery	■

### SECURITY

Intruder alarm system	■
Grey finish front door with multi-point locking system	■
Chrome door furniture	■
Grey uPVC multi-point locking to all windows	■

Grey uPVC French doors	■
Low energy lighting to front door area	■
Mains operated smoke detectors with battery back up	■

### EXTERNALS

Turf to rear garden	■
Turf and/or planting to the front garden	■
Riven slabs to paths & patios	■
Permeable paving to allocated parking spaces/or driveway	■
Integral single garage	■
Fencing detail and gate to rear garden area	■
Outside Tap	■

### ENERGY SAVING

7Kw Type 2 Vehicle Charging Point	■
PV Solar Panels to roof	■
Deep insulation to loft	■
Highly insulated cavity walls	■
High efficiency gas boiler	■
Thermostatic radiator valves	■
Low E triple glazing to all windows and French doors	■
Energy Rated integrated appliances	■
Aquablade high technology flushing toilets	■
Single lever aerated tap	■



Please see our sales advisor for external finishes to the individual plots and for surface finishes to driveways, the parking facilities and fencing etc.-

The artist's impressions are for illustration purposes only and are used to represent typical house types and internal layouts. They have been drawn from an imaginary viewpoint within an open space area, to give a feel for the development, not an accurate description of each property. Colours of bricks, roof tiles, internal layouts, elevation treatments and landscaping may vary from house to house. Properties may also be built handed (mirror image). Measurements should not be used for the purpose of purchasing carpets, curtains, appliances or furniture. The dimensions may vary, within NHBC guidelines, due to each property being individually built.

Whilst every effort has been made to ensure that this specification is correct, it is designed specifically as a guide and Wheeldon Bros Ltd reserve the right to amend this as necessary and without notice. This does not constitute or form part of any contract or sale.