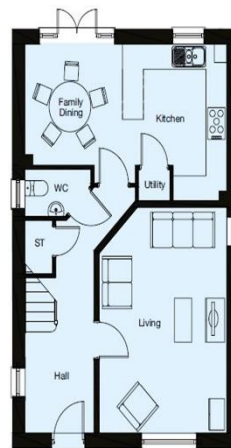




The Shelby Woodlands

£319,950

- Brand New Development
- Detached House
- Incentives Available on Selected Plots
- Highly Rated Energy Efficient Houses
- 10 Year New Build Warranty
- Open Plan Kitchen and Family Dining Room
- Separate Lounge
- Bathroom, En-suite & Cloakroom





About the property

Peter Alan are delighted to offer to the market this brand new development of new homes. Contact the branch to arrange your show home visit.

SPECIFICATION

INTERIOR FINISH

- All walls painted in white matt emulsion finish
- All ceilings finished with a flat smooth finish, painted with matt white emulsion
- Full gas Central Heating with energy efficient Worcester wall mounted boiler in all houses and radiators with thermostatic radiator valves
- Internal doors
- Detached properties - panel insid oak veneer downstairs, white moulded panel doors white shaven finish upstairs
- Semi-detached properties - white moulded panel doors on all floors
- Both types of door have high quality 'Carlisle brass' polished chrome door handles
- Square edged skirtings and architraves in white shaven finish
- Light Ash hardwood handrail and newel caps with ball, finished in clear varnish
- Wardrobes are supplied as standard in some house types and are available as upgrades in others. Please see our Sales Consultant for further details
- A mixture of brushed chrome and white lockers and benches, please see our Sales Consultant for further details

GARAGE

- Cavallo Salisbury style garage doors are supplied with window panels to top
- A double power point and light are supplied

EXTERIOR

- Ujpe Georgian style windows with chrome handles
- CRP doors with stainless steel ironmongery
- An external front lantern light is supplied
- Chrome effect bell push doorbell with transformer
- Side fencing is 1.8m (door boarding. Please see our Sales Consultant on the type of rear fencing)
- Grey paving slabs are used on all paths and patios. Patios are double slab outside French doors
- Front gardens are turfed and planted. Rear gardens are top soiled to NHBC requirements

BATHROOM, EN-SUITE AND CLOAKROOM

- Towelford sanitaryware in white
- A selection of bidet taps are available to choose from
- Mira Coda Pro EV shower
- Please see our Sales Consultant for areas of tiling
- Some Cloakrooms, Bathrooms & En-suites have mirrors fitted. Please check with our Sales Consultant
- Chrome Radiators in bathroom and en-suites

KITCHEN AND UTILITY

- Our kitchens are of high quality in a range of styles. Please see our Sales Consultant for further details
- A selection of Worktops are available, including Silestone/Gaibrite as an upgrade
- A selection of 100mm high up stands and splash backs above worktops are available
- Stainless Steel appliances from Neff Gas Hob and Single Electric Oven
- Integrated Café Ridge Freezer
- Integrated Microwave Oven in all 4 bedroom properties as standard
- Integrated Washing Machine available as an upgrade
- Integrated Dishwasher available as an upgrade

EXTRAS

- Extras are available on all house types, notification being required in advance of the work being carried out. All extras are to be paid in full by the customer before any work commences.

Accommodation

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Ground Floor

Hallway

Living Room

17' 8" x 12' 1" (5.38m x 3.68m)

Kitchen / Family Dining

19' 1" x 12' 3" (5.82m x 3.73m)

Cloakroom

First Floor

Landing

Bedroom One

12' x 11' 2" (3.66m x 3.40m)

En-Suite

Bedroom Two

11' 4" x 8' 10" (3.45m x 2.69m)

Bedroom Three

9' 11" x 7' (3.02m x 2.13m)

Bedroom Four

7' 7" x 7' 7" (2.31m x 2.31m)

Bathroom

Outside

Gardens

To the front & rear

Specifications

Provided on request

Notes From The Developer

Dimensions

Floor plans in the brochures show approximate dimensions for each room, of a typical house of its type.

The dimensions for any specific house may vary within NHBC guidelines, because each house is built individually and the precise internal finishes may not always be the same.

Specifications

This specification brochure gives a general specification applicable to this development. Please check the specification relating to your individual plot with the sales consultant at time of reservation.

The Site Plan

This was drawn before building started on site. Whilst it is always our intention to build in accordance with this plan, there are occasions when boundaries and layouts may change as the development proceeds.

Please check the details of your chosen plot with the consultant at reservation. The deed plan will be sent directly to your solicitors and should be inspected by you when you visit.

Elevations

Colours of bricks, roof tiles and elevational treatments may vary from house to house. The area surrounding each home may differ from that shown.

Architect's illustrations are used to represent typical house types. Please be sure to check with the sales consultant for details of finishes relating to your individual plot, at time of reservation.

Safety on Site

Your safety is of paramount importance and the following guidelines have been issued to comply with Health & Safety legislation. Thank you for observing them.

* Please use the designated car park.

* You must always be accompanied by the developers personnel anywhere on the development.

* Hard hats must be worn at all times on a development under construction.

* Access cannot be given to areas where scaffolding is erected.

* Appropriate footwear is essential when walking around the development, as footpaths and roads may be uneven or unfinished.

* Please be aware that construction vehicles, such as forklift trucks, may not be able to see you as easily as you can see them. Please keep children supervised at all times.

Disclaimer

The images provided are for marketing purposes only and may not be representative of the subject property.

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Floorplan



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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