

Meadowvale, Calne Road

Lyneham

£385,000

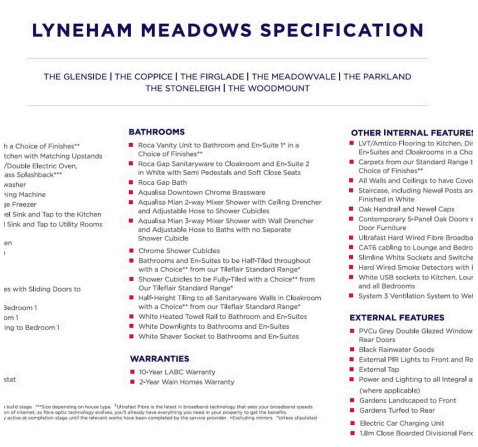


Plot 5 Meadowvale, Calne Road

Lyneham

Computer generated images and floor plans are representative and used for illustration purposes only. Dimensions shown are internal finished dimensions which may vary as each home is built individually and the precise internal finishes may not always be the same. Please be aware that window and door positions could vary due to plot orientation.
These particulars are intended for guidance only and their accuracy is not guaranteed. They do not constitute a contract, part of a contract or warranty.

- NO ONWARD CHAIN
- GARDENS LANDSCAPED TO FRONT AND TURFED TO REAR
- LUXURY FITTED KITCHEN WITH INTEGRATED AEG OVEN AND INDUCTION HOB
- ELECTROLUX INTEGRATED APPLIANCES
- LVT/AMTICO FLOORING TO KITCHEN, DINING, UTILITY AND BATHROOMS
- SPACEPRO FITTED WARDROBES TO BEDROOM 1
- ELECTRIC CAR CHARGING UNIT
- AIR SOURCE HEAT PUMP
- ULTRA FAST HARDWIRED FIBRE BROADBAND



LYNEHAM MEADOWS SPECIFICATION

THE GLENSIDE | THE COPPICE | THE FIRGLADE | THE MEADOWVALE | THE PARKLAND
THE STONELEIGH | THE WOODMOUNT

BATHROOMS

- Roca Vanity Unit to Bathroom and En-Suite 1* in a Choice of Finishes**
- Roca Gap Sanitaryware to Cloakroom and En-Suite 2 in White with Semi Pedestals and Soft Close Seats
- Roca Gap Bath
- Aqualisa Downtown Chrome Brassware
- Aqualisa Mian 2-way Mixer Shower with Ceiling Drencher and Adjustable Hose to Shower Cubicles
- Aqualisa Mian 3-way Mixer Shower with Wall Drencher and Adjustable Hose to Baths with no Separate Shower Cubicle
- Chrome Shower Cubicles
- Bathrooms and En-Suites to be Half-Tiled throughout with a Choice** from our Tilefair Standard Range*
- Shower Cubicles to be Fully-Tiled with a Choice** from Our Tilefair Standard Range*
- Half-Height Tiling to all Sanitaryware Walls in Cloakroom with a Choice** from our Tilefair Standard Range*
- White Heated Towel Rail to Bathroom and En-Suites
- White Downlights to Bathrooms and En-Suites
- White Shaver Socket to Bathrooms and En-Suites

WARRANTIES

- 10-Year LABC Warranty
- 2-Year Wain Homes Warranty

OTHER INTERNAL FEATURES

- LVT/Amtico Flooring to Kitchen, Di
  En-Suites and Cloakrooms in a Cho
- Carpets from our Standard Range t
  Choice of Finishes**
- All Walls and Ceilings to have Cove
- Staircase, including Newel Posts an
  Finished in White
- Oak Handrail and Newel Caps
- Contemporary 5-Panel Oak Doors
  Door Furniture
- Ultrafast Hard Wired Fibre Broadba
- CAT6 cabling to Lounge and Bedro
- Slimline White Sockets and Switche
- Hand Wired Smoke Detectors with
- White USB sockets to Kitchen, Lou
  and all Bedrooms
- System 3 Ventilation System to Wet

EXTERNAL FEATURES

- PVCu Grey Double Glazed Window
  Rear Doors
- Black Rainwater Goods
- External PIR Lights to Front and Re
- External Tap
- Power and Lighting to all Integral a
  (where applicable)
- Gardens Landscaped to Front
- Gardens Turfed to Rear
- Electric Car Charging Unit
- 1.8m Close Boarded Divisional Fenc

LYNEHAM MEADOWS DEVELOPMENT PLAN





Hall

Lounge
9' 11" x 17' 5" (3.01m x 5.31m)

Kitchen / Dining Family Room
12' 7" x 9' 6" (3.84m x 2.89m)
An open plan area with French doors leading to garden.

Cloakroom

Landing
Providing access to all 1st floor rooms as well as storage cupboard.

Bedroom 1
10' 1" x 13' 2" (3.07m x 4.01m)

En-suite

Bedroom 2
12' 7" x 7' 1" (3.84m x 2.17m)

Bedroom 3
8' 3" x 10' 0" (2.51m x 3.05m)

Bathroom









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