

An aerial photograph of a residential development, likely a new housing estate. The houses are built with light-colored stone or brick and have dark roofs. They are arranged in a semi-circle around a central courtyard. A dark-colored car is parked in the courtyard. The background shows a hillside with more houses and trees. The entire image has a warm, sepia-toned overlay.

# LAKE SIDE GARDENS

# Lakeside Gardens

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**AN EXCLUSIVE  
GATED  
DEVELOPMENT  
OF 2, FIVE  
BEDROOM  
DETACHED  
FAMILY HOMES.**





## Plot 1



Computer generated imagery depicting the property.

## Plot 1



## Ground Floor

**Living** - 5.4 x 4.1

**Office** - 3.0 x 2.4

**Utility** - 2.2 x 2.4

**WC** - 2.0 x 1.6

**Cloaks** - 1.3 x 1.6

**Kitchen / Dining** - 10.8 x 4.3

**Garage** - 5.5 x 5.6

Note: all dimensions are shown in metres.

## Plot 1



Computer generated imagery depicting the property.

## First Floor

**Bedroom 1** - 5.7 x 5.3 & 2.9 x 1.9

**En Suite** - 4.0 x 1.6

**Bedroom 2** - 4.1 x 4.3

**En suite** - 2.3 x 2.8

**Bedroom 3** - 3.5 x 4.2

**Bedroom 4** - 3.2 x 4.1

**Bedroom 5** - 4.0 x 3.0

**Bathroom** - 4.0 x 2.3

Note: all dimensions are shown in metres.

Customers should note these illustrations are an example of the house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Materials used may differ including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot from our sales executive and customers must check their individual specifications prior to making a reservation.



## Plot 2



Computer generated imagery depicting the property.

## Plot 2



## Ground Floor

**Living** - 5.4 x 4.1

**Office** - 3.0 x 2.4

**Utility** - 2.2 x 2.4

**WC** - 2.0 x 1.6

**Cloaks** - 1.3 x 1.6

**Kitchen / Dining** - 10.8 x 4.3

**Garage** - 5.5 x 5.6

Note: all dimensions are shown in metres.

## Plot 2



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Computer generated imagery depicting the property.



# Street Scene

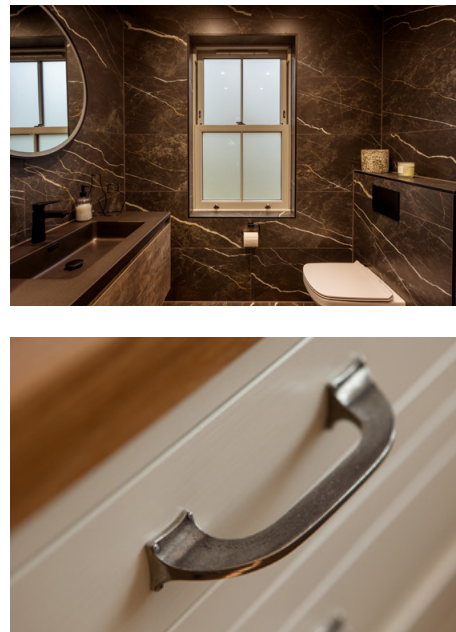
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Computer generated imagery depicting the property.



# Specifications





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## Interior Features

### Internal Doors

Dordogne door in white, with chrome door furniture. Or black with black door furniture.

### Skirting Boards and Architrave

Contemporary style finished in white satin.

### Ceilings and Walls

White emulsion paint decoration.

### Electrical Sockets and Switch Plates

White sockets and switches.  
Double USB socket in the kitchen.

### Central Heating

Daikin air source heat pump with underfloor heating to the ground floor. Radiators to the first floor.

### Phone Point

Two standard phone points located in the living area and bedroom 1.

### TV Point

TV points fitted in the living room and all bedrooms as standard.

### Smoke Detectors

Mains operated with battery back-up.  
Carbon monoxide detector.

## Kitchen Features

Choice of fully fitted modern or traditional kitchen design in a range of styles and finishes from Howdens Kitchens, with soft close doors and self-closing drawers with cutlery drawer inset. Solid worktops.

### Lighting

Spotlights to kitchen area.  
Under cabinet LED.

### Appliances

Induction hob  
Double oven  
Extractor  
Fridge freezer  
Dishwasher

### Utility

Wall units to match kitchen.  
Sink.  
Power and plumbing ready for a washing machine and dryer.

### Cloaks

Fibre broadband.  
CAT 6 cabling pre-wired for future CCTV, WIFI and speakers.



Images taken from previous  
or similar development.

# Specifications

## Bathroom, Ensuite & Cloakroom features

### Bathroom

Fixed bath with thermostatic bath filler, pop up waste and overflow.  
Concealed cistern WC with push button flush.  
Choice of vanity units.  
Choice of LED mirrors.  
Choice of towel rail finishes.  
Tiling to the bathroom floor, half tiled walls and fully tiled shower enclosure.  
White downlights.

### Ensuite

Large walk in shower with concealed fittings and high level shower head.  
Concealed cistern WC with push button flush.  
Choice of vanity units.  
Choice of towel rail finishes.  
White downlights.

### Cloakroom

Back to wall toilet.  
Cloakroom vanity unit and basin in a choice of colours.  
Single lever basin mixer.  
Choice of towel rail finishes.

## External Features

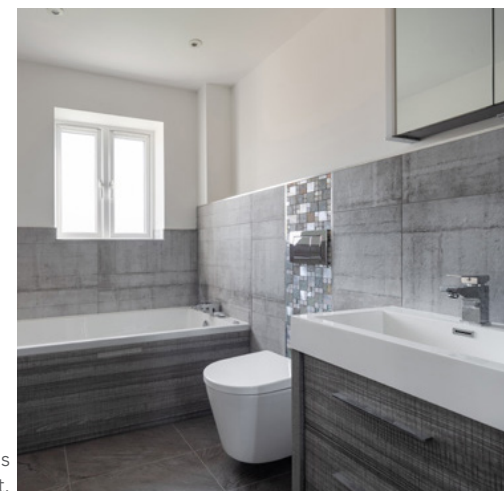
Front gardens to approved landscape plan.  
Turfed rear gardens.  
Paving to rear patio.  
Timber dividing fences.  
Gate for rear access, where applicable.  
Block paved driveways.  
Integral double garage.  
Contemporary garage door in anthracite.

### Windows & Doors

Agate grey PVCU windows.  
Contemporary anthracite composite front door with high security locks.  
Bi-folds leading to garden area.

## Summary

We always design and build in accordance with the latest Building Regulations. And for further peace of mind you can enjoy our 2 year AJ Roberts Guarantee and our ten year Premier Guarantee New Home Warranty. Throughout the first two years, your AJ Roberts Guarantee will cover a variety of defined responsibilities. Succeeding this, your Premier Guarantee New Home Warranty will be in place should anything occur during the first ten years after construction.



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**Established in 1958 by Arnold and Sheila Roberts, AJ Roberts Construction remains a family business to this day – and we're proud to be so.**

Over the last 65 years, AJ Roberts Construction has gained a wealth of expertise in all aspects of the building and construction industry, building an excellent reputation for the delivery of the highest quality projects, industry expertise and knowledge and providing a personal service with quality performance.

Ben Roberts, Grandson of the founders, is now the Managing Director, the third generation to work in the family business – who continues to provide clients with the dedicated personal service that has always been at the very heart of the business.

As a family-owned and operated company, we not only recognise the importance of achieving the highest standards for our clients, but also of working with the best possible team. At AJ Roberts Construction, we employ the majority of our staff directly & use the same sub contractor team - many of whom have worked alongside us for more than 20 years - so you can be sure you're always getting the best possible team.

