

Specification

Plots 1 & 3 Woodlands

GROUP
Lomond

The pleasure of choosing . . .

We pride ourselves on the supreme quality of finish in our properties. These exclusive bespoke properties offers unrivalled German kitchens with integrated appliances and stylish designer sanitary ware, complemented by Porcelanosa tiling. For those customers who seek that something extra, something quite specific or something more unusual, then our Sales Team can assist you to tailor your home to every detail.

KITCHEN

- Stylish German furniture with sleek handle design & choice of doors
- Choice of solid worktops
- Franke chrome sink and tap
- Vegetable prep sink and tap to kitchen island
- Siemens integrated pyrolytic oven
- Siemens integrated combination oven/microwave
- Siemens warming drawer
- Siemens integrated dishwasher
- Full Size Siemens integrated Fridge
- Full Size Siemens integrated Freezer
- Bora Induction Hob with Integrated Extractor
- Waste disposal unit to prep sink
- Chrome downlighters
- Lomond designed white skirtings & facings
- Brushed chrome electrical faceplates
- USB socket

UTILITY ROOM

- Choice of stylish German furniture
- Frankie 1.0 bowl chrome sink & tap
- Space for washing machine and tumble drier

EN-SUITES

- Designer sanitaryware
- Contemporary sink unit with storage
- Heated towel rail
- Overhead showers with separate handset
- Fully Porcelanosa tiled walls
- Porcelanosa tiled floor
- Low energy chrome downlighters
- Electric underfloor heating to master en-suites

WC

- Designer sanitary ware
- Contemporary sink with storage unit
- Heated towel rail
- Half Porcelanosa tiled walls
- Porcelanosa tiled floor
- Low energy chrome downlighters

INTERNAL

- TV sockets in lounge (2), kitchen and all bedrooms
- CAT6 cabling to lounge, family room, study and attic
- Smart technology heating system – Control your heating and hot water remotely
- Phone point in lounge, kitchen, and master bedroom
- Double socket & BT socket in meter cupboard
- USB socket in kitchen
- Light pendant to attic
- Gas Central heating system, complete with thermostatically controlled radiators
- Lomond designed white skirtings & facings
- Lomond-designed, solid oak stair balustrade
- Choice of high quality pre-finished oak doors
- Sockets and lighting to garage
- Contemporary doors to all wardrobes
- Constructed to current thermal and air tightness standards, giving greater thermal efficiency



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These details are provided as a general guide and may be subject to change

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EXTERNAL

- Electric garage doors
- Monoblock driveway
- Outside water tap
- Outside weatherproof external socket
- PV solar panels
- Outside Lighting

SECURITY & SAFETY

- Alarm system with keypads and PIR sensors
- Mains-wired smoke detectors
- Carbon monoxide detectors
- Checkmate 10-year warranty

ACCOMMODATION ABOVE GARAGE

- Velux windows
- Electric sockets and Lighting
- Electric eco heating
- Layout and can be changed to suit*
(*may incur additional costs depending on design.)



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