



LANCASTER COURT

PLOT 1 • THE MASON



The Mason is a substantial four bedroom family home providing modern living in an enviable residential location. Built from natural stone facing brick under a slate roof with double glazed ivory windows.

With a choice of fully fitted kitchen from our luxury Luna range, integrated appliances and four burner hob, plus added extras such as under lighting and pull out and spray tap as standard.

Heated towel rails to bathrooms and drench 'rainstorm' shower to en-suites plus vanity units to all sinks

By-folding patio doors open up onto a generous garden.

www.snowdonhomes.com



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SPECIFICATIONS

GROUND FLOOR

Lounge	20'8" x 10'3"	6.31m x 3.13m	Ground Floor	613ftsq	56.9msq
Kitchen/Family	20'8" x 11'5"	6.31m x 3.47m	First Floor	613ftsq	56.9msq
Utility	8'6" x 7'1"	2.60m x 2.15m	Total Area	1226ftsq	113.8msq

FIRST FLOOR

Bedroom 1	11'6" x 9'7"	3.50m x 2.94m
Bedroom 2	10'6" x 10"	3.20m x 3.05m
Bedroom 3	10'4" x 8'6"	3.16m x 2.60m
Bedroom 4	8'11" x 6'5"	2.71m x 1.95m



KITCHENS

- Choice of Kitchens from our Luna Range
- Calderia Compact Laminate Worktop with a Natural Stone Finish with Routed Drainer
- Marlin Pull out and Spray Tap
- Carron Zeta one and half Bowl Sink Drainer
- Under Lighting to Cupboards
- Integrated Fridge Freezer
- Integrated Dishwasher
- Soft Close Cupboard Hinges
- Double Oven
- Hood and Extractor Fan
- Half Tiled all the way round
- 4 Burner Ceramic Hob Electric
- Space for Tumble Dryer and Washing Machine
- Washing Machine*
- Tumble Dryer*
- Karndean or Moduleo Flooring*

HEATING

- Gas Fired Central Heating with Combi or Condenser Boiler
- Dual Thermostat two zones

BATHROOM/WC

- Vanity Units to all sinks in WC, Bathroom and En-suites
- Heated Towel Rails to Bathrooms and En-suites
- Downlights WC, Bathroom and En-suites
- Shower over Bath
- Glass Shower Screen to Bathrooms
- Shaver Socket
- Choice of Wall Tiling
- Vinyl Sheet Flooring*

INTERNAL JOINERY AND FINISHES

- Chrome electrical fittings to ground floor, stairs and landing
- Suffolk Hardwood Oak internal doors
- 144mm OGEE Skirting
- Eclipse Elettra Chrome Door Furniture
- All Ceilings finished in White Emulsion
- White Emulsion to all Walls
- TV points to Living Room and Master Bedroom
- Digital Aerial*
- Carbonmonoxide Detector
- Smoke Detectors
- USB Port in each Room

EXTERNAL FEATURES AND GARAGE

- Traditional Brick and Block Construction
- Natural Stone Facing Brick
- Natural Slate Roof Tile
- Double Glazed Ivory Windows
- By-Fold Doors
- Chrome Effect Door and Window Furniture
- Oak Timber Lintels
- External Power Point
- Turf to Rear Gardens*
- Landscaped Front Gardens - Artificial Grass
- Outside Tap to Rear Garden
- 1.8 meter high Close Boarded Fence
- Steel Metal Hoop Fencing

*Option