



LANCASTER COURT

PLOT 5 • THE ADDINGTON



The Addington is a substantial four bedroom family home, arranged over three floors, offering an impressive second bedroom en-suite to the top floor. Built from traditional red brick under a natural 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.

Outside has landscaped front gardens with artificial grass, rear garden with outside tap and close boarded fence.

www.snowdonhomes.com



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SPECIFICATIONS

GROUND FLOOR

Lounge	14'10" x 12'3"	4.53m x 3.75m
Kitchen/Family	19'7" x 9'10"	5.97m x 2.99m
Utility	8'11" x 6'3"	2.71m x 1.90m

FIRST FLOOR

Bedroom 1	12'4" x 12'3"	3.75m x 3.73m
Bedroom 3	12'4" x 9'2"	3.75m x 2.79m
Bedroom 4	9' x 6'10"	2.75m x 2.09m

FIRST FLOOR

Bedroom 2	13'10" x 11'7"	4.21m x 3.53m
Ground Floor	558ftsq	51.8msq
First Floor	492ftsq	45.7msq
Second Floor	241ftsq	22.3msq
Total Area	1291ftsq	120msq



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
- Tiling all the way round*
- Integrated Fridge Freezer
- Integrated Dishwasher
- Soft Close Cupboard hinges
- Double Oven
- Hood and Extractor Fan
- Stainless Steel Splashback
- 4 Burner Ceramic Hob Gas*
- 4 Burner Ceramic Hob Electric*
- Space for Tumble Dryer and Washing Machine
- Washing Machine*
- Tumble Dryer*
- Chrome Downlights to Kitchen Diner
- Karndean or Moduleo Flooring*

HEATING

- Gas Fired Central Heating with Combi or Condenser Boiler
- Radiators fitted with Thermostatic Valves
- 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

EXTERNAL FEATURES AND GARAGE

- Traditional Brick and Block Construction
- Traditional Red Brick
- Natural Slate Roof Tile
- Double Glazed Ivory Windows
- French Doors
- Chrome Effect Door and Window Furniture
- Oak Timber Lintels
- External Power Point
- Up and Over Garage Door
- Remote Control Garage Door
- Power to Garage
- Turf to Rear Gardens*
- Landscaped Front Gardens - Artificial Grass
- Outside Tap to Rear Garden
- 1.8 meter high Close Boarded Fence

*Option