



LANCASTER COURT

PLOT 7 • THE WOODFORD



The Woodford is a stunning four bedroom family home, with an integrated garage, giving spacious accommodation with a contemporary layout. Built from traditional red brick under a natural slate roof with double glazed ivory windows, this house offers space for the growing family.

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



PLOT 7 • THE WOODFORD

SPECIFICATIONS

GROUND FLOOR

Lounge	19'11" x 10'3"	6.08m x 3.13m	Ground Floor	531ftsq	49.3msq
Kitchen/Family	19'11" x 8'7"	6.08m x 2.61m	First Floor	688ftsq	63.9msq
Utility	7'5" x 6'11"	2.27m x 2.10m	Total Area	1219ftsq	113.3msq

FIRST FLOOR

Bedroom 1	11'4" x 10'1"	3.46m x 3.09m
Bedroom 2	13'3" x 9'11"	4.05m x 3.03m
Bedroom 3	11'8" x 8'8"	3.57m x 2.64m
Bedroom 4	8'8" x 7'11"	2.64m x 2.41m



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
- By-Fold 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