

# BOWLAND VIEW

## THE LYTHAM



### Plots 11 & 22 - 4 Bedroom Detached Family Home Back Lane, Great Eccleston, Preston, PR3 0YB



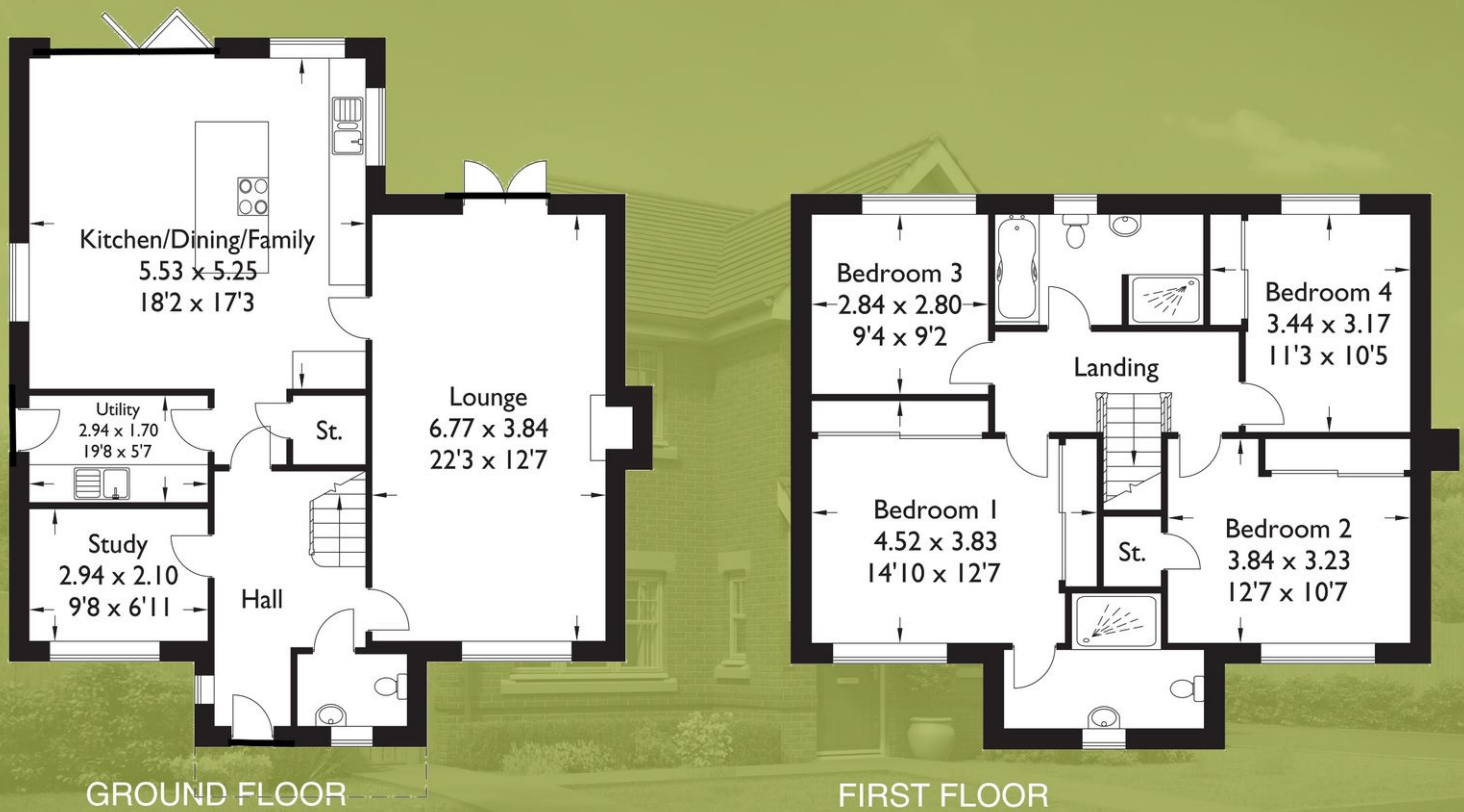
- An exclusive new development set in the idyllic village of Great Eccleston
- Detached double garage and private driveway
- Good access to Blackpool, Preston, Lancaster and surrounding areas
- Excellent quality homes constructed to a very high standard and specification



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SPECIFICATIONS

KITCHENS

- Choice of colour and style of units
- Choice of worktops and upstands
- Granite upgrade (at an extra cost)
- Contemporary sink
- Gas hob and oven
- Fridge-freezer
- Dishwasher

UTILITY ROOM

- Space and plumbing for freestanding washing machine
- Sink and drainer
- Choice of worktop and upstand to match kitchen, base and wall units
- Space for condensing dryer

FAMILY BATHROOM

- Contemporary white bathroom suite
- Separate shower enclosure
- Mixer taps to bath and basin
- Chrome heated towel rail
- Chrome LED spotlights
- Choice of wall tiles and floor coverings (dependent on stage of build)

EN-SUITE

- Contemporary white bathroom suite with mixer taps to basin
- Thermostatic shower
- Shower enclosure
- Chrome heated towel rail
- Chrome LED spotlights
- Choice of wall tiles and floor coverings (dependent on stage of build)

DOWNSTAIRS W.C.

- Contemporary white suite
- Mixer taps to basin
- Chrome LED spotlights
- Choice of wall tiles and floor covering (dependent on stage of build)

EXTERNAL FEATURES

- 10 Year NHBC Warranty
- Turfed/seeded rear gardens, garden paths and patio area
- Closed board garden fencing
- Security light at the front and rear
- Outside electricity power sockets
- Electricity to garage

INTERNAL FEATURES

- Condensing boiler with mega flow tank
- TV aerial sockets in the lounge, kitchen and bedroom
- Choice of carpets and floor coverings for the whole house provided at a discounted price
- Brushed chrome switches and sockets throughout
- Intruder alarm
- Double glazed windows
- Powder coated aluminium bi-fold doors
- Mains wired smoke and heat detectors
- Hard wired in CAT6e data cabling to a central hub for internet, smart TV's and consoles
- Oak internal doors, bannisters and spindles

\*\* Wardrobes are available at an extra cost

\* Specification and plans subject to change during build process

VIEWING & FURTHER INFORMATION

01995 603180

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