

# COPP MEADOW

## THE WESHAM



### Plot 4 - 4 Bedroom Detached Family Home Copp Lane, Great Eccleston, Preston, PR3 0YN



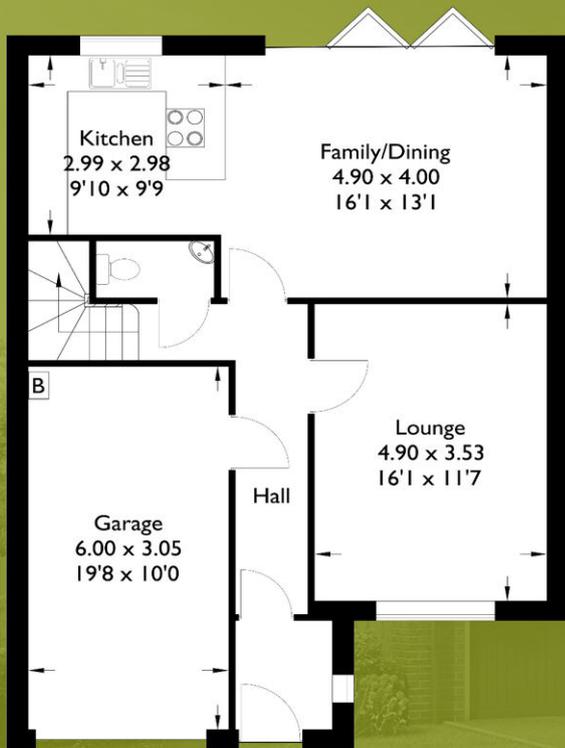
- An exclusive new development of 6 family homes, set in the sought after village of Great Eccleston
- Good access to Blackpool, Preston, Lancaster and surrounding areas
- Integral garage and private driveway
- Excellent quality homes constructed to a very high standard and specification



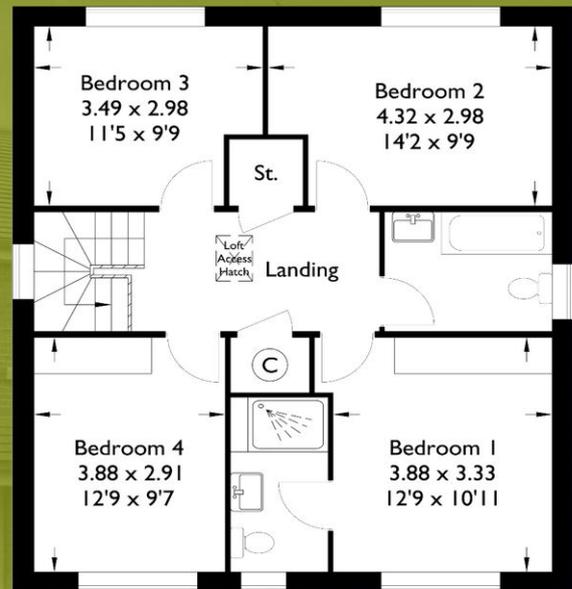
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GROUND FLOOR



FIRST FLOOR

SPECIFICATIONS

KITCHENS

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

UTILITY ROOM

- There is space for a utility area in the rear of the garage (at an additional cost)

FAMILY BATHROOM

- Contemporary white bathroom suite
- Thermostatic shower over bath
- Mixer taps to bath and basin
- Chrome heated towel rail
- Vanity unit
- 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
- Vanity unit
- LED spotlights
- Choice of floor tiles (dependent on stage of build)

DOWNSTAIRS W.C.

- Contemporary white suite
- Mixer taps to basin
- 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
- Light at the front and rear
- Outside electricity power sockets
- Electricity to garage

INTERNAL FEATURES

- Pressurized system and tank
- TV aerial sockets in the lounge, kitchen and bedrooms
- Cat 6 data network to the house
- Choice of carpets and floor coverings / tiled floor to kitchens, provided at a discounted price
- Polished nickel switches and white sockets throughout
- Intruder alarm
- Double glazed windows
- Powder coated aluminium bi-fold doors
- Mains wired smoke and heat detectors
- Oak veneer internal doors
- Oak bannisters and softwood spindles

\*\* Wardrobes shown on plans are available at an extra cost

\* Specification and plans are subject to change during build process

VIEWING & FURTHER INFORMATION



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