

# COPP MEADOW

## THE LYTHAM



### Plot 5 - 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
- Detached 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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**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**

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

**FAMILY BATHROOM**

- Contemporary white bathroom suite
- Thermostatic shower
- 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 wall tiles and floor coverings (dependent on stage of build)

**DOWNSTAIRS W.C.**

- Contemporary white suite
- Mixer taps to basin
- LED spotlights
- Choice of floor tiles (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**

**LANLEY HOMES**  
 Building a Better Home  
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Chartered  
 Surveyors  
 Land & Estate  
 Agents  
 Valuers  
  
**01995  
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