

Oak Moor Meadows

Oak Moor Lodge – Specification Document

Kitchen/Dining/Snug Open-Plan Living Area

- Contemporary high quality kitchen units
- 30mm Quartz worktops
- 1.5 bowl sink with instant boiling / filtered water tap
- Tiled splash back
- Miele single eye level oven
- Miele warming drawer
- Miele single eye level microwave oven
- State of the art induction hob with built in downdraft extractor
- Miele integrated dishwasher
- Miele integrated fridge freezer
- Miele integrated coffee machine
- Miele integrated dual zone wine chiller cabinet
- Ambient lighting
- Floor tiles with underfloor heating throughout

Utility

- Contemporary high quality kitchen units
- 30mm Quartz worktops
- 1.5 bowl sink with mixer tap
- Tiled splash back
- Integrated washer
- Integrated dryer
- Floor tiles with underfloor heating throughout

Cloakroom

- High quality WC
- High quality Basin with mixer tap
- Tiled walls to mid height
- Floor tiles with underfloor heating throughout

Pantry

- Storage shelving
- Automatic lights (upon door opening)

Sitting Room

- Carpeted floor with underfloor heating throughout
- Remote controlled state of the art living flame fire with beautiful surround
- Built in storage

Home Office

- Electrical & telephone points
- Carpeted floor with underfloor heating throughout

Hallway

- Floor Tiles with underfloor heating throughout
- Luxury staircase with exposed oak treads, matching oak handrails complimented by black vertical steel infills
- Spacious under stair storage

Oak Moor Meadows

Oak Moor Lodge – Specification Document

Master Bedroom with walk in wardrobe/dressing area

- Beautifully designed
- Carpeted floors throughout
- Luxury high quality built-in wardrobes offering extensive walk in clothing storage
- Makeup area

Master bedroom lounge area

- Carpeted floors throughout
- Remote controlled state of the art living flame fire
- Built in storage

Luxury master en-suite

- Wall and floor tiles throughout
- Electric underfloor heating
- Double sinks with vanity unit
- Quality toilet
- Luxury free standing bath
- Large walk in shower with fixed rain head
- Heated towel rail
- Heated mirror
- 32" recessed waterproof TV

Bedrooms 1, 2, 3 & 4

- Beautifully designed
- Carpeted floors throughout
- Luxury high quality built-in wardrobes

Family Bathroom

- Wall and floor tiles throughout
- Electric underfloor heating
- Double sinks with vanity units
- Quality toilet
- Luxury free standing bath
- Large walk in shower with fixed rain head
- Heated towel rail
- Heated mirror

En-Suites

- Splash back wall tiles
- Floor tiles throughout
- Electric underfloor heating
- Sink with vanity unit
- Quality toilet
- Walk in shower with fixed rain head
- Heated towel rail
- Heated mirror

Garage

- Up & over electric garage door
- Strip light
- Fire door

Flooring

- Tiles to Hallway/Kitchen/Dining/Snug/Utility/Cloakroom/Bathroom/En-suites
- Carpets to Sitting room/Home Office/Landings/Bedrooms/Walk in wardrobe/Master bedroom lounge

Joinery

- Luxurious internal doors
- Large luxurious detailed skirtings & architraves throughout

Oak Moor Meadows

Oak Moor Lodge – Specification Document

Energy Efficiency & Central Heating

- Highly insulated
- Thermally efficient double-glazed uPVC windows
- Gas central heating
- Latest energy-efficient gas-fired condensing system boiler
- Ground floor underfloor wet heating
- Thermostatically controlled radiators throughout
- Electric underfloor heating to bathroom & all en-suites
- Separate thermostatically controlled zones (controllable wirelessly and remotely via Smart phone)
- Direct unvented hot water cylinder (pressurised system mains fed to deliver hot water at mains pressure)

Electrical

- Generous array of sockets throughout the home, finished with the latest chrome detail & a selection of conveniently placed USB ports
- Telephone sockets installed to the Hall, Sitting room, Home office, Kitchen, Landing & Master suite
- Generous number of CAT 6 network points
- TV points installed to the Sitting room, Home office, Snug, all Bedrooms and master en-suite
- Intruder alarm provided for that added peace of mind

Lighting

- Pendant light fittings are installed to hall, sitting room, home office, utility, downstairs WC, landings & all bedrooms
- Recessed down lighting to the kitchen/dining/snug, bathroom and all en-suites
- Low energy LED lighting throughout

Fire Safety

- Synchronised mains operated smoke detectors installed throughout the property ensuring your safety & peace of mind

Gardens & Landscaping

- Quality landscape design produced by Chartered Landscape Architect
- Private gardens to rear and front
- Grand high quality electric steel driveway gates
- Automated access including intercom
- Modern paved driveway & paths
- 2 allocated car parking spaces
- Array of intelligently selected low maintenance plant species
- Beautifully paved rear patios & lush rear lawns
- External ambient lighting to rear and front
- Rear garden with its clever zoning perfectly embraces the outdoor living space
- Contemporary fire pit and seating to rear
- Luxurious outdoor rear bar
- Double aspect bi-fold doors seamlessly blending the outdoors with the indoors in stunning fashion

Warranty

- 10 Year building warranty

Buyer Options For Early Reservations

- Choice of front door
- Choice of kitchen style
- Choice of bathrooms
- Choice of floor & wall tiles
- Choice of carpet colours
- Choice of wardrobes

Optional Extras Pre-Purchase

- CCTV
- Provision for electric car charging point

Oak Moor Meadows
Oak Moor Lodge – Specification Document

Please note - some items may be subject to minor change at the developers discretion