

# HOUSE TYPE DATA SHEET

## Radcliffe House

VALE VIEW | NOTTINGHAM

202.9sq.m (2,183sq. ft)

Five bedroom, two storey detached house with utility, study, sitting room, en-suite to master bedroom and double garage.



The Town & Country  
COLLECTION



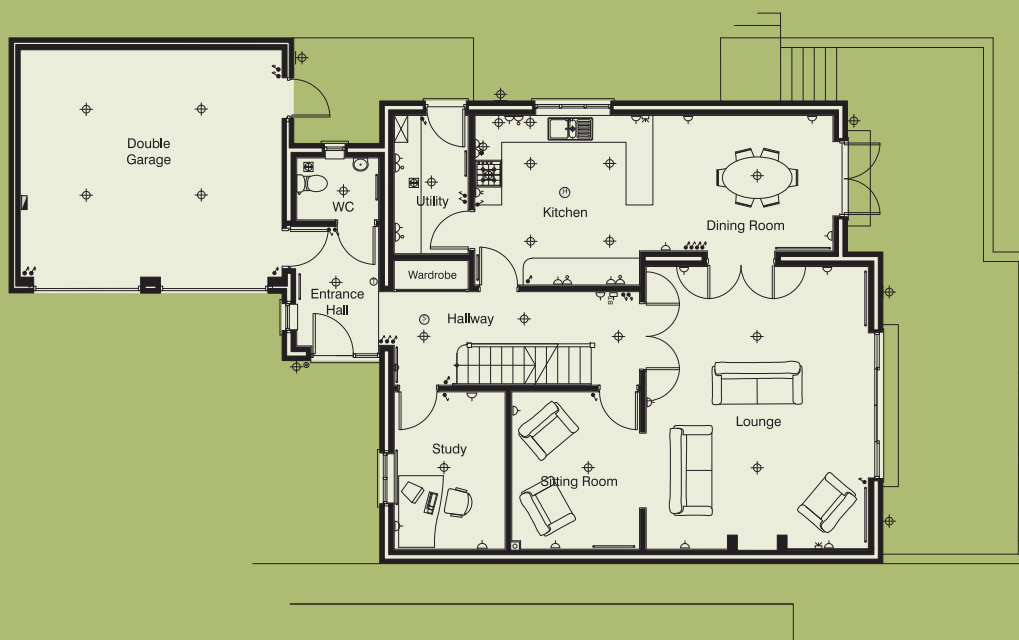
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## Radcliffe House

### GROUND FLOOR

Entrance Hall	2.64m x 1.83m (8' 8" x 6' 0")	Sitting Room	3.51m x 2.84m (11' 6" x 9' 3")	Ensuite	2.52m x 1.67m (8' 3" x 5' 5")
Cloakroom	1.82m x 1.37m (5' 11" x 4' 5")	Study	2.46m x 3.51m (8' 0" x 11' 6")	Bedroom 2	4.67m x 2.66m (15' 3" x 8' 8")
Kitchen	3.78m x 3.67m (12' 4" x 12' 1")	Double Garage	5.85m x 5.08m (19' 2" x 16' 8")	Bedroom 3	5.42m x 3.83m (18' 10" x 12' 6")
Dining	4.31m x 3.01m (14' 1" x 9' 10")	Terrace	11.30m x 3.03m (37' 0" x 9' 11")	Bedroom 4	3.83m x 3.09m (12' 6" x 10' 1")
Utility	3.08m x 1.64m (10' 1" x 5' 4")	<b>FIRST FLOOR</b>		Bedroom 5	3.51m x 2.46m (11' 6" x 8' 0")
Lounge	6.31m x 4.95m (20' 8" x 16' 2")	Family Bathroom	1.90m x 3.50m (6' 2" x 11' 5")	Landing	5.77m x 2.06m (18' 11" x 6' 8")
Inner Hall	5.80m x 2.08m (19' 0" x 6' 10")	Bedroom 1	4.17m x 3.53m (13' 8" x 11' 7")	Storage	0.88m x 1.52m (2' 10" x 4' 11")

All dimensions shown are maximum sizes between the internal walls. Dimensions may vary slightly from plot to plot. Furniture not included.



GROUND FLOOR



FIRST FLOOR

KEY	Light switch	Double switched socket	Isol. switch for extractor	Smoke detector	Distribution board
	Light switch 2 way	Fused switch/single socket	C cooker point with socket	Heat detector	Bell push & power supply
	Light fitting	Fused spur	Telephone socket	Thermostat	Bell push
	Shaver light	Fused spur switch	Aerial / Ethernet	Extractor fan	UTP outlet

## FINISHES & OPTIONS

GENERAL	SILVER ★★	GOLD ★★★★
10 Year NHBC Building Warranty	✓	✓
Traditional brick & block cavity walls	✓	✓
Interlocking roof tiles to pitched roof with loft insulation	✓	✓
Facing bricks & roof tiles to Local Authority Approved Scheme	✓	✓
PVCu double glazed windows with lockable handles (where applicable)	✓	✓
Chrome window & door ironmongery throughout	✓	✓
Full gas central heating with thermostatic radiator valves	✓	✓
Immersion heater	✓	✓
Smoke detectors (mains powered) to ALL floors	✓	✓
Low energy lighting to building regulation standard	✓	✓
Television aerial point to lounge and bedrooms, where specified	✓	✓
Telephone point to lounge and bedrooms, where specified	✓	✓
Ethernet wiring & sockets to kitchen, lounge & bedroom 1	✓	✓
White wall sockets & light switches throughout	✓	-
Chrome wall sockets & light switches throughout	○	✓
Electric sockets throughout single or double where specified	✓	✓
Decorative light fittings, where specified	○	✓
Intruder alarm system	○	✓
Wiring for intruder alarm system	✓	-
All walls & ceilings paint finish magnolia / white matt emulsion	✓	✓
Staircase, skirting boards & architraves paint finish white gloss	✓	✓
Tiling from choice available where specified	✓	✓
Fitted carpets including underlay & door adjustments	✓	✓
<b>ENTRANCE HALL</b>		
Composite door, chrome ironmongery, security lock system BSS	✓	✓
Wireless door bell	✓	✓
Light fitting	○	✓
Laminate flooring/carpet	○	✓
<b>INNER HALL</b>		
Telephone junction socket	✓	✓
Power sockets (see floor plan)	✓	✓
Light fitting	○	✓
Laminate flooring/carpet	○	✓
<b>CLOAKROOM</b>		
Wash hand basin & WC	✓	✓
Splashback wall tiling above wash basin to choice available	✓	-
Half height wall tiling	○	✓
Chrome accessories	○	✓
Extractor fan	✓	✓
Light fitting	○	✓

## RADCLIFFE HOUSE | 5 BEDROOM HOME

KITCHEN / DINING	SILVER ★★	GOLD ★★★★
Quality hand painted fitted units	✓	✓
Quality handle suite	✓	✓
Quality worktops	✓	✓
Upstand, including hob splashback OR splashback tiling	✓	✓
One and a half bowl stainless steel sink/chrome tap	✓	✓
One and a half bowl ceramic sink/taps	○	✓
Integrated hob, gas or electric, stainless steel or black	✓	✓
Integrated single oven, electric, stainless steel or black	✓	✓
Telescopic extractor fan	✓	✓
Integrated fridge/freezer 50/50	○	✓
Integrated dishwasher (including door fascia)	○	✓
Plumbing & wiring for dishwasher	✓	-
Wall unit pelmet lighting	✓	✓
Power sockets (5 double)	✓	✓
Television point	✓	✓
Cushion vinyl floor covering continuing through to utility room	✓	-
Feature ceramic floor tiles continuing through to utility room	○	✓
Light fittings	○	✓
UPVC b'fast bay door, brass ironmongery, security lock system BSS	✓	✓
<b>UTILITY ROOM</b>		
Worktop with upstand OR splashback tiling	✓	✓
Plumbing & wiring for washing machine	✓	✓
Integrated washing machine (including door fascia)	○	✓
Power sockets (see floor plan)	✓	✓
Light fitting	○	✓
Extractor fan	✓	✓
<b>STUDY</b>		
Power sockets (see floor plan)	✓	✓
Telephone & data point	✓	✓
Light fitting	○	✓
<b>SITTING ROOM</b>		
Television point	✓	✓
Power sockets (see floor plan)	✓	✓
Light fitting	○	✓
<b>LOUNGE</b>		
UPVC double french doors, brass ironmongery, security lock system BSS	✓	✓
Feature ½ glazed, raised panel double doors, from hall & dining room	✓	✓
Fire & surround	○	✓
Wiring for wall lights	○	✓
Television point x2	✓	✓
Telephone point	✓	✓
Power sockets (see floor plan)	✓	✓
Light fittings	○	✓

## FINISHES & OPTIONS continued

<b>BEDROOM 1 (MASTER)</b>	SILVER ★★	GOLD ★★★★
Built in wardrobe	0	✓
Television point	✓	✓
Telephone point	✓	✓
Power sockets (see floor plan)	✓	✓
Light fitting	0	✓
<b>EN-SUITE</b>		
Suite, pedestal wash hand basin & WC	✓	✓
Shower	✓	✓
Wall tiling to choice available	✓	✓
Full height tiling to shower area & splashback above wash basin	✓	-
Full height wall tiling to ALL walls	0	✓
Designer mirror including lighting	0	✓
Chrome ladder towel rail	0	✓
Chrome accessories	0	✓
Extractor fan	✓	✓
Light fitting	0	✓
<b>FAMILY BATHROOM</b>		
Suite, bath & panel, pedestal wash hand basin & WC	✓	✓
Shower bath & power shower over	✓	✓
Wall tiling to choice available	✓	✓
Splashback to bath & wash hand basin	✓	-
Full height wall tiling to ALL walls	0	✓
Designer mirror including lighting	0	✓
Bath shower screen	0	✓
Chrome ladder towel rail	0	✓
Chrome accessories	0	✓
Extractor fan	✓	✓
Light fitting	0	✓
<b>BEDROOM 2</b>		
Television point	0	✓
Telephone point	0	✓
Power sockets (see floor plan)	✓	✓
Light fitting	0	✓
<b>BEDROOM 3</b>		
Built in wardrobe	0	✓
Television point	0	✓
Telephone point	0	✓
Power sockets (see floor plan)	✓	✓
Light fitting	0	✓

## RADCLIFFE HOUSE | 5 BEDROOM HOME

<b>BEDROOM 4</b>	SILVER ★★	GOLD ★★★★
Built in wardrobe	0	✓
Television point	0	✓
Telephone point	0	✓
Power sockets (see floor plan)	✓	✓
Light fitting	0	✓
<b>BEDROOM 5</b>		
Television point	0	✓
Telephone point	0	✓
Power sockets (see floor plan)	✓	✓
Light fitting	0	✓
<b>STAIRS &amp; LANDING</b>		
Power sockets (see floor plan)	✓	✓
<b>LOFT</b>		
Light & power connections (for TV boosters etc)	0	✓
<b>DOUBLE GARAGE</b>		
<b>Attached traditional brick / block construction</b>		
Double garage with 2 single up & over doors	✓	✓
Power point - 1 double to rear inside wall	✓	✓
Light - 1 x 1.8m (6') fluorescent	✓	✓
Remote electric opener to garage door/s	0	✓
<b>EXTERNAL</b>		
Water tap	0	✓
External light to front entrance	✓	✓
External light to rear entrance	✓	✓
6' division timber fencing to rear	✓	✓
Rear garden turfed	✓	✓
Tarmacadam drive with edgings where applicable	✓	✓
Paved flag paths & patio	✓	✓
Landscaping in accordance with Local Authority planning	✓	✓

DISCLAIMER. The information contained in this House Type Data Sheet is believed to be accurate at the time of printing, although there may be minor dimensional variations from plot to plot. Oakdale Homes Limited does not warrant the accuracy of the information contained herein and reserves the right to change any aspect of the specification without prior notice.