

HOUSE TYPE DATA SHEET

The Lowdham

VALE VIEW | NOTTINGHAM

106 sq.m (1,135 sq. ft)

Four bedroom, three storey semi-detached house with en-suite to master bedroom and single garage.



The Town & Country
COLLECTION



Oakdale HOMES

www.oakdalehomes.co.uk

Telephone 01777 713 131

BUILT FROM THE HEART

The Lowdham

GROUND FLOOR

Entrance Hall	1.90m x 1.29m (6' 2" x 4' 3")
Cloakroom	1.46m x 0.90m (4' 9" x 2' 11")
Kitchen/Dining	3.04m x 3.09m (9' 11" x 10' 1")
Lounge	4.39m x 4.07m (14' 4" x 13' 4")
Inner Hall	1.20m x 1.20m (3' 11" x 3' 11")
Garage	5.20m x 2.90m (17' 0" x 9' 6")

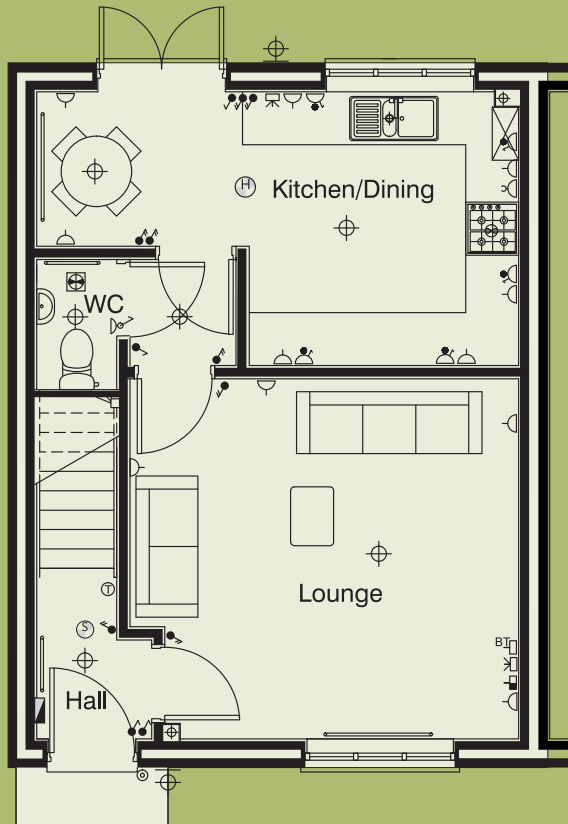
FIRST FLOOR

Family Bathroom	2.28m x 1.70m (7' 5" x 5' 7")
Bedroom 2	3.44m x 3.04m (11' 3" x 9' 11")
Bedroom 3	3.77m x 3.04m (12' 3" x 9' 11")
Bedroom 4	2.50m x 2.28m (8' 2" x 7' 5")
Landing	3.22m x 1.26m (10' 6" x 4' 1")
Store	0.79m x 1.09m (2' 7" x 3' 6")

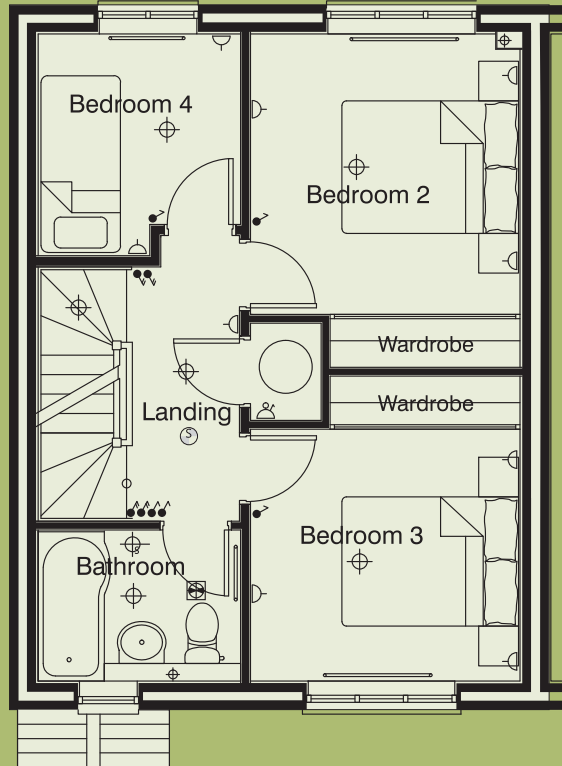
SECOND FLOOR

Bedroom 1	4.35m x 3.95m (14' 3" x 12' 11")
Wardrobe	1.20m x 1.10m (3' 11" x 3' 7")
Ensuite	2.86m x 1.46m (9' 4" x 4' 9")
Study/Rec	2.48m x 1.15m (8' 1" x 3' 9")
Landing	1.00m x 0.85m (3' 3" x 2' 9")

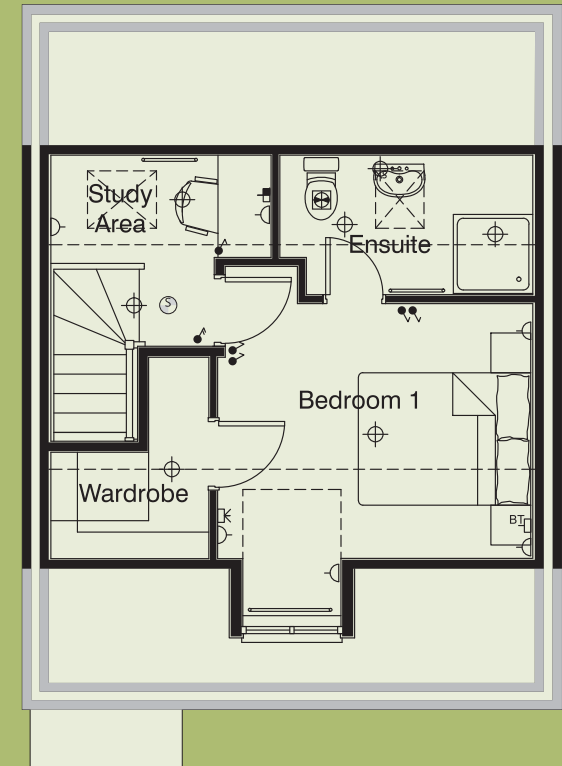
All dimensions shown are maximum sizes between the internal walls. Dimensions may vary slightly from plot to plot.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

KEY

- Light switch
- Light switch 2 way
- ⊕ Light fitting
- ⊕ Shaver light

- ⊖ Double switched socket
- ⊖ Fused switch/single socket
- ⊖ Fused spur
- ⊖ Fused spur switch

- ⊖ Isol. switch for extractor
- ⊖ Cooker point with socket
- ☒ Telephone socket
- ☒ Aerial / Ethernet

- ⊙ Smoke detector
- ⊕ Heat detector
- ⊖ Thermostat
- ⊖ Extractor fan

- ⊖ Distribution board
- ⊖ Bell push & power supply
- ⊖ Bell push
- ⊖ UTP outlet

FINISHES & OPTIONS

GENERAL	BRONZE ★	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	0	0	✓
Electric sockets throughout single or double where specified	✓	✓	✓
Decorative light fittings, where specified	0	0	✓
Fitted curtain rails, where specified	0	0	✓
Intruder alarm system	0	0	✓
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	0	✓	✓
ENTRANCE HALL			
Composite door, chrome ironmongery, security lock system BSS	✓	✓	✓
Wireless door bell	✓	✓	✓
Telephone junction socket	✓	✓	✓
Light fitting (flush)	0	0	✓
Laminate flooring/carpet	0	0	✓
CLOAKROOM			
Wash hand basin & WC	✓	✓	✓
Splashback wall tiling above wash basin to choice available	✓	✓	-
Half height wall tiling	0	0	✓
Chrome accessories	0	0	✓
Extractor fan	✓	✓	✓
Light fitting (flush)	0	0	✓

THE LOWDHAM | 4 BEDROOM HOME

KITCHEN / DINING	BRONZE ★	SILVER ★★	GOLD ★★★
Choice of fitted units - Group 1	✓	-	-
Choice of fitted units - Group 2	0	✓	-
Choice of fitted units - Group 3	0	0	✓
Choice of handle suites	✓	✓	✓
40mm flat face laminated worktops with choice of below	✓	✓	✓
Upstand, including hob splashback OR splashback tiling	✓	✓	✓
Single bowl stainless steel sink/chrome tap	✓	-	-
One and a half bowl stainless steel sink/chrome tap	0	✓	✓
One and a half bowl crystalite black sink	0	0	✓
Upgrade chrome tap	0	0	✓
Integrated hob, gas or electric, stainless steel or black	✓	✓	✓
Integrated single oven, electric, stainless steel or black	✓	✓	✓
Chimney extractor fan, stainless steel or black	✓	-	-
Telescopic extractor fan	0	✓	✓
Integrated fridge/freezer 50/50	0	0	✓
Integrated dishwasher (including door fascia)	0	0	✓
Plumbing & wiring for dishwasher	✓	✓	-
Wall unit pelmet lighting	✓	✓	✓
Power sockets (5 double)	✓	✓	✓
Television point	✓	✓	✓
Cushion vinyl floor covering	0	✓	-
Feature ceramic floor tiles	0	0	✓
Light fittings	0	0	✓
LOUNGE			
Built in concealed TV feature wall to recess (excluding TV)	0	0	✓
Electric fire	0	0	✓
Fire & surround (if applicable)	0	0	✓
Television point	✓	✓	✓
Telephone point	✓	✓	✓
Power sockets (3 double)	✓	✓	✓
Light fitting (chandelier)	0	0	✓
Fitted curtain rail	0	0	✓

✓ Standard 0 Optional extra

FINISHES & OPTIONS continued

BEDROOM 1 (MASTER)	BRONZE ★	SILVER ★★	GOLD ★★★
Walk in wardrobe	✓	✓	✓
Television point	✓	✓	✓
Telephone point	✓	✓	✓
Power sockets (4 double)	✓	✓	✓
Light fitting (chandelier)	0	0	✓
Fitted curtain rail	0	0	✓
EN-SUITE			
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	0	✓
Designer mirror including lighting	0	0	✓
Chrome ladder towel rail	0	0	✓
Chrome accessories	0	0	✓
Extractor fan	✓	✓	✓
Light fitting (flush)	0	0	✓
FAMILY BATHROOM			
Suite, bath & panel, pedestal wash hand basin & WC	✓	✓	✓
Chrome bath pillar taps	✓	-	-
Shower bath & power shower over	0	✓	✓
Wall tiling to choice available	✓	✓	✓
Splashback to bath & wash hand basin	✓	✓	-
Full height wall tiling to ALL walls	0	0	✓
Designer mirror including lighting	0	0	✓
Bath shower screen	0	0	✓
Chrome ladder towel rail	0	0	✓
Chrome accessories	0	0	✓
Extractor fan	✓	✓	✓
Light fitting (flush)	0	0	✓
BEDROOM 2			
Built in wardrobes with sliding doors	0	0	✓
Television point	0	0	✓
Telephone point	0	0	✓
Power sockets (3 double)	✓	✓	✓
Light fitting (chandelier)	0	0	✓
Fitted curtain rail	0	0	✓

THE LOWDHAM | 4 BEDROOM HOME

BEDROOM 3	BRONZE ★	SILVER ★★	GOLD ★★★
Built in wardrobes with sliding doors	0	0	✓
Television point	0	0	✓
Telephone point	0	0	✓
Power sockets (3 double)	✓	✓	✓
Light fitting	0	0	✓
Fitted curtain pole	0	0	✓
BEDROOM 4			
Television point	0	0	✓
Telephone point	0	0	✓
Power sockets (3 double)	✓	✓	✓
Light fitting	0	0	✓
Fitted curtain pole	0	0	✓
STAIRS & LANDING/2nd FLOOR STUDY AREA			
Power sockets (1 double)	✓	✓	✓
Telephone & data point	✓	✓	✓
LOFT			
Light & power connections (for TV boosters etc)	0	0	✓
GARAGE Traditional brick / block construction under tiled pitch roof.			
PVCu roller shutter door	✓	✓	✓
Power point - 1 double to rear inside wall	0	0	✓
Light - 1 x 1.8m (6') fluorescent	0	0	✓
EXTERNAL			
Water tap	0	0	✓
External light to front entrance	✓	✓	✓
External light to rear entrance	✓	✓	✓
Fencing & wall to rear	✓	✓	✓
Rear garden turfed standard	✓	✓	✓
Tarmacadam drive	✓	✓	✓
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.