

HOUSE TYPE DATA SHEET

Edwalton House

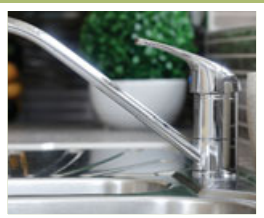
VALE VIEW | NOTTINGHAM

195.3sq.m (2,101sq. ft)

Five bedroom, two storey detached house with utility, study, separate dining room, en-suite to bedrooms 1 & 2 and double garage.



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BUILT FROM THE HEART

Edwalton House

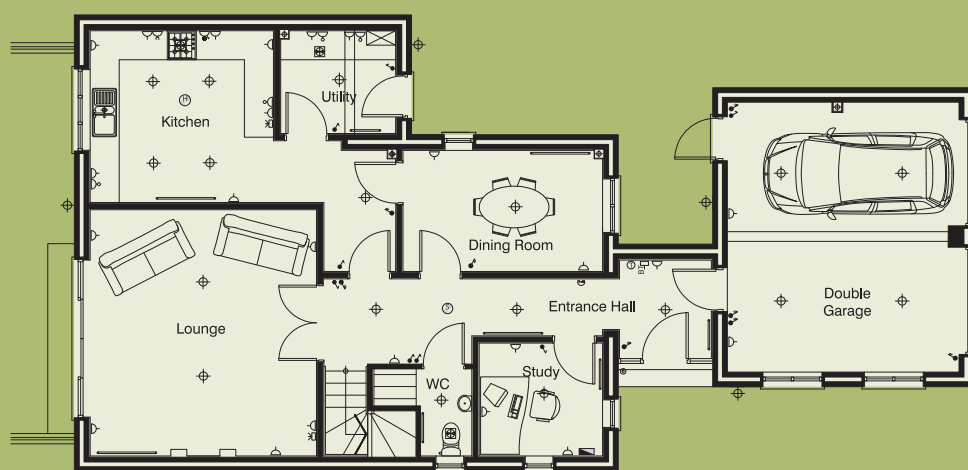
GROUND FLOOR

Entrance Hall	8.00m x 2.03m (26' 2" x 6' 7")	Double Garage	5.58m x 4.79m (18' 3" x 15' 8")
Cloakroom	2.05m x 1.79m (6' 8" x 5' 10")	Terrace	9.40m x 3.60m (30' 10" x 11' 9")
Kitchen	6.30m x 3.53m (20' 7" x 11' 6")		
Utility	2.36m x 2.11m (7' 8" x 6' 10")		
Dining Room	4.11m x 2.48m (13' 5" x 8' 1")		
Lounge	5.08m x 4.67m (16' 8" x 15' 3")		
Study	2.54m x 2.32m (8' 4" x 7' 7")		

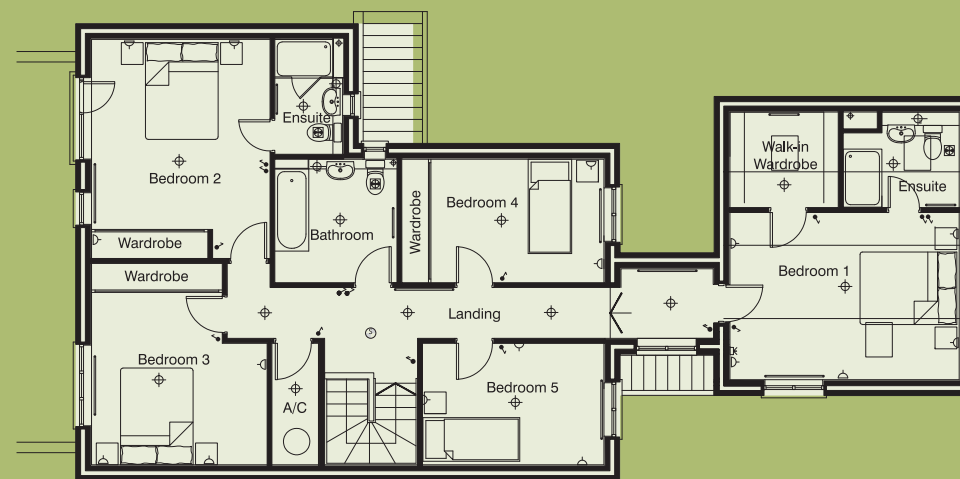
FIRST FLOOR

Family Bathroom	2.52m x 2.54m (8' 3" x 8' 4")	Bedroom 2	4.53m x 3.68m (14' 10" x 12' 0")
Bedroom 1	4.73m x 3.45m (15' 6" x 11' 3")	Ensuite	2.38m x 1.40m (7' 9" x 4' 7")
Ensuite	2.39m x 1.97m (7' 10" x 6' 5")	Bedroom 3	4.15m x 3.62m (13' 7" x 11' 10")
		Bedroom 4	4.17m x 2.54m (13' 7" x 8' 4")
		Bedroom 5	3.74m x 2.50m (12' 3" x 8' 2")
		Landing	10.05m x 1.04m (32' 11" x 3' 4")
		Linen Cupboard	2.50m x 0.95m (8' 2" x 3' 1")

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	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

EDWALTON HOUSE | 5 BEDROOM HOME

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	✓	✓
ENTRANCE HALL		
Composite door, chrome ironmongery, security lock system BSS	✓	✓
Wireless door bell	✓	✓
Telephone junction socket	✓	✓
Power sockets (see floor plan)	✓	✓
Light fitting	○	✓
Laminate flooring/carpet	○	✓
CLOAKROOM		
Wash hand basin & WC	✓	✓
Splashback wall tiling above wash basin to choice available	✓	-
Half height wall tiling	○	✓
Chrome accessories	○	✓
Extractor fan	✓	✓
Light fitting	○	✓
UTILITY ROOM		
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	✓	✓

KITCHEN	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 (see floor plan)	✓	✓
Television point	✓	✓
Cushion vinyl floor covering	✓	-
Feature ceramic floor tiles	○	✓
Light fittings	○	✓
DINING ROOM		
Television point	✓	✓
Power sockets (see floor plan)	✓	✓
Light fitting	○	✓
STUDY		
Power sockets (see floor plan)	✓	✓
Telephone & data point	✓	✓
Light fitting	○	✓
LOUNGE		
UPVC double french doors, brass ironmongery, security lock system BSS	✓	✓
Feature ½ glazed, raised panel double doors, from hall	✓	✓
Fire & surround	○	✓
Wiring for wall lights	○	✓
Television point x 2	✓	✓
Telephone point	✓	✓
Power sockets (see floor plan)	✓	✓
Light fittings	○	✓

✓ Standard ○ Optional extra

FINISHES & OPTIONS continued

FAMILY BATHROOM	SILVER ★★	GOLD ★★★★
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	✓

BEDROOM 1 (MASTER)		
Walk-in wardrobe	✓	✓
Television point	✓	✓
Telephone point	✓	✓
Power sockets (see floor plan)	✓	✓
Light fitting	0	✓

BEDROOM 2		
Built in wardrobe	0	✓
Television point	0	✓
Telephone point	0	✓
Power sockets (see floor plan)	✓	✓
Light fitting	0	✓

EN-SUITES (Bedrooms 1 & 2)		
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	✓

BEDROOM 3		
Built in wardrobe	0	✓
Television point	0	✓
Telephone point	0	✓
Power sockets (see floor plan)	✓	✓
Light fitting	0	✓

EDWALTON HOUSE | 5 BEDROOM HOME

BEDROOM 4	SILVER ★★	GOLD ★★★★
Built in wardrobe	0	✓
Television point	0	✓
Telephone point	0	✓
Power sockets (see floor plan)	✓	✓
Light fitting	0	✓

BEDROOM 5		
Television point	0	✓
Telephone point	0	✓
Power sockets (see floor plan)	✓	✓
Light fitting	0	✓

STAIRS & LANDING		
Power sockets	✓	✓
Light fittings	0	✓

LOFT		
Light & power connections (for TV boosters etc)	0	✓

DOUBLE GARAGE Integrated traditional brick / block construction		
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	✓

EXTERNAL		
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.