

HOUSE TYPE DATA SHEET

The Plumtree

VALE VIEW | NOTTINGHAM

118.6sq.m (1,276sq. ft)

Four bedroom, detached house with study, en-suite to master bedroom and integral garage.



The Town & Country
COLLECTION



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BUILT FROM THE HEART

GROUND FLOOR

Entrance Hall	6.38m x 1.34m (20' 11" x 4' 4")
Cloakroom	2.32m x 1.09m (7' 7" x 3' 6")
Kitchen	4.73m x 2.67m (15' 6" x 8' 9")
Dining	2.67m x 2.23m (8' 9" x 7' 3")
Lounge	4.04m x 3.47m (13' 2" x 11' 4")
Study	2.16m x 1.99m (7' 0" x 6' 6")

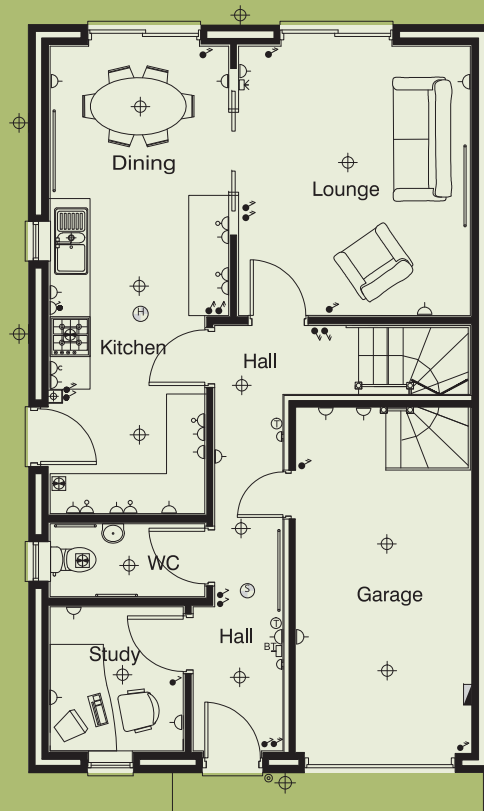
Garage	5.18m x 2.64m (16' 11" x 8' 7")
Rear Terrace	7.75m x 2.38m (25' 5" x 7' 9")

Bedroom 2	4.31m x 3.59m (14' 1" x 11' 9")
Bedroom 3	4.11m x 2.60m (13' 5" x 8' 6")
Bedroom 4	4.04m x 2.33m (13' 2" x 7' 7")
Landing	4.42m x 2.60m (14' 6" x 8' 6")

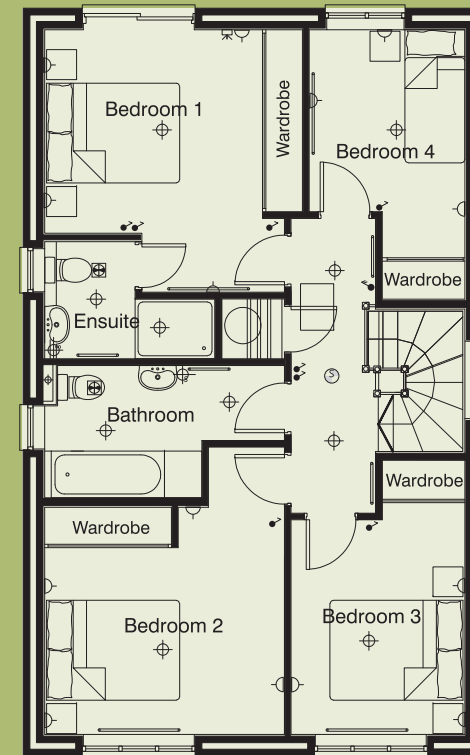
FIRST FLOOR

Family Bathroom	1.98m x 3.59m (6' 5" x 11' 9")
Bedroom 1	3.94m x 3.87m (12' 10" x 12' 8")
En-suite	2.55m x 1.75m (8' 4" x 5' 8")

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	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	✓	✓	✓
Power sockets (see floor plan)	✓	✓	✓
Light fitting	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	0	0	✓

THE PLUMTREE | 4 BEDROOM HOME

KITCHEN / DINING	BRONZE ★	SILVER ★★	GOLD ★★★
Choice of fitted units from range available	✓	✓	✓
Choice of handle suites	✓	✓	✓
Choice of flat face laminated worktops from range available	✓	✓	✓
Upstand, including hob splashback OR splashback tiling	✓	✓	✓
Single bowl stainless steel sink/chrome tap	✓	✓	-
Upgraded ceramic sink/taps from range available	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 facia)	0	0	✓
Plumbing & wiring for dishwasher	✓	✓	-
Wall unit pelmet lighting	✓	✓	✓
Power sockets (see floor plan)	✓	✓	✓
Television point	✓	✓	✓
Cushion vinyl floor covering	0	✓	-
Feature ceramic floor tiles	0	0	✓
Light fittings	0	0	✓
STUDY			
Power sockets (see floor plan)	✓	✓	✓
Telephone & data point	✓	✓	✓
Light fitting (flush)	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 (see floor plan)	✓	✓	✓
Light fitting	0	0	✓
Fitted curtain rail	0	0	✓

FINISHES & OPTIONS continued

BEDROOM 1 (MASTER)	BRONZE ★	SILVER ★★	GOLD ★★★
Built in wardrobe	0	0	✓
Television point	✓	✓	✓
Telephone point	✓	✓	✓
Power sockets (see floor plan)	✓	✓	✓
Light fitting	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	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	0	0	✓

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

THE PLUMTREE | 4 BEDROOM HOME

BEDROOM 3	BRONZE ★	SILVER ★★	GOLD ★★★
Built in wardrobe	0	0	✓
Television point	0	0	✓
Telephone point	0	0	✓
Power sockets (see floor plan)	✓	✓	✓
Light fitting	0	0	✓
Fitted curtain pole	0	0	✓

BEDROOM 4			
Built in wardrobe	0	0	✓
Television point	0	0	✓
Telephone point	0	0	✓
Power sockets (see floor plan)	✓	✓	✓
Light fitting	0	0	✓
Fitted curtain pole	0	0	✓

STAIRS & LANDING			
Telephone & data point	✓	✓	✓

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

GARAGE Integral traditional brick / block construction			
PVCu roller shutter door	✓	✓	✓
Power points - (see floor plan)	✓	✓	✓
Light - 1 x 1.8m (6') fluorescent	✓	✓	✓

EXTERNAL			
Water tap	0	0	✓
External light to front entrance	✓	✓	✓
External light to rear entrance	✓	✓	✓
Fencing 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.