

# The Laurel

NEW 4 BEDROOM HOME

Avenue Road, Retford, Nottinghamshire, DN22 7DU

The Laurel has recently been styled by a professional Interior Designer and Landscaper and is ready and waiting for you!



The Gatsby  
COLLECTION



117 sq.m (1,259 sq. ft)  
Four bedroom detached home with utility,  
single garage and en suite facilities to  
master bedroom

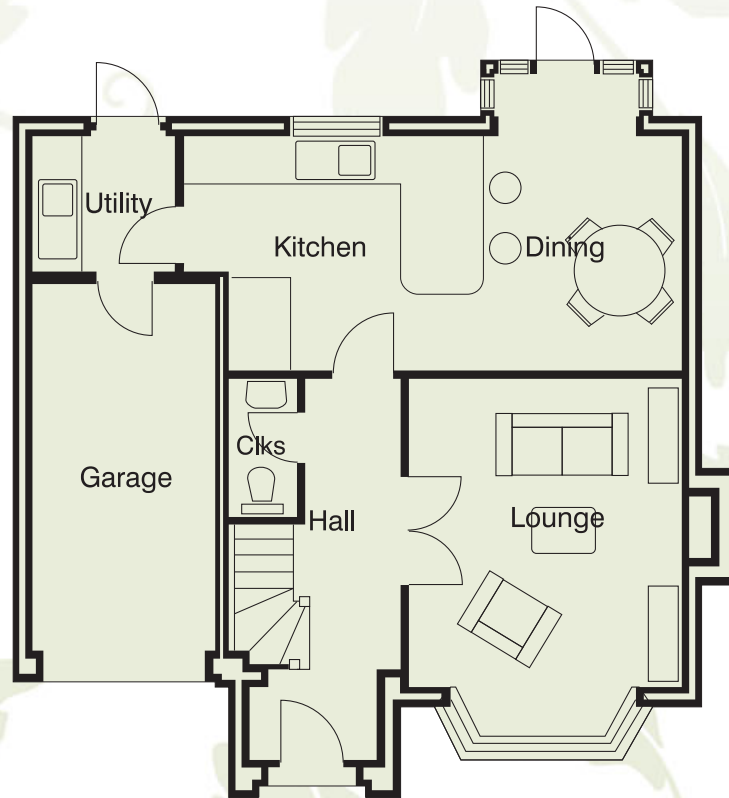


Oakdale  
HOMES

BUILT FROM THE HEART

## GROUND FLOOR

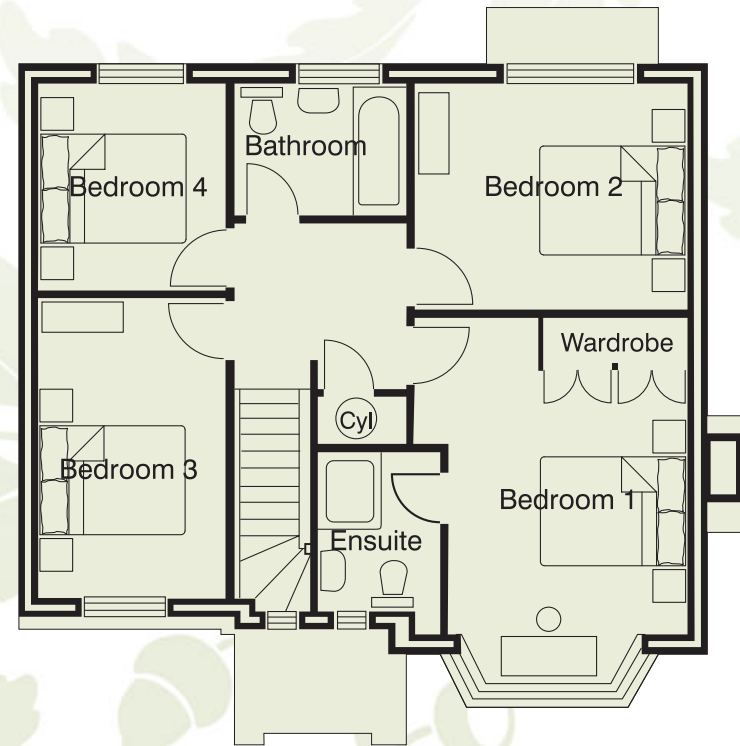
Entrance Hall	1.75m x 4.80m (5' 9" x 15' 9")
Cloakroom	
Kitchen/Diner	7.30m x 6.00m (23' 11" x 19' 6")
Utility Room	1.95m x 1.75m (6' 4" x 5' 9")
Lounge	4.86m x 3.50m (15' 11" x 11' 7")
Garage	5.00m x 2.49m (16' 3" x 8' 2")



GROUND FLOOR

## FIRST FLOOR

Landing	
Store	
Bedroom 1	4.70m x 3.55m (15'5" x 11'7")
En suite	1.65m x 2.05m (5' 5" x 6' 9")
Bedroom 2	3.55m x 3.05m (11' 7" x 10' 0")
Bedroom 3	4.00m x 2.45m (13' 2" x 8' 0")



FIRST FLOOR

Bedroom 4	2.85m x 2.45m (9' 4" x 8' 0")
Family Bathroom	2.35m x 1.70m (7' 8" x 5' 7")

All dimensions shown are maximum sizes between the internal walls. Dimensions may vary slightly. All photographs of Plot 22 The Laurel. Furniture not included.

Oakdale Homes Sales Office Retford open five days a week Friday-Tuesday 11pm-5pm. Please call 01777 706 618 for more information or to arrange a viewing. For further information Monday to Friday please call Head Office on 01777 713 131

[oakdalehomes.co.uk](http://oakdalehomes.co.uk)

A Langley Holdings Company

Telephone 01777 713 131

Oakdale  
HOMES

BUILT FROM THE HEART

# The Laurel

NEW 4 BEDROOM HOME

*What's included*

Avenue Road, Retford, Nottinghamshire, DN22 7DU

## GENERAL

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  
UPVC double glazed windows with lockable handles (where applicable)  
Brass window & door ironmongery throughout  
Full gas central heating with thermostatic radiator valves  
Immersion heater installed  
Smoke detectors (mains powered) to ALL floors  
Decorative Light Fittings, where specified  
Television aerial point to kitchen, lounge and bedrooms, where specified  
Telephone point to kitchen, lounge and bedrooms, where specified  
White wall sockets & light switches throughout  
Electric sockets throughout  
Double sockets throughout  
Intruder alarm system  
All walls & ceilings paint finish magnolia/white matt emulsion with feature wallpaper  
Staircase, skirting boards & architraves paint finish white gloss  
Staircase Handrails & Newel Posts stained to suit  
Fitted carpets including underlay & door adjustments  
Fitted Curtain rails/poles, where specified

## ENTRANCE HALL

UPVC door in feature frame, brass ironmongery, security lock system BSS  
Electric door bell  
Power sockets  
Telephone junction socket  
Light fitting

## CLOAKROOM

Wash hand basin & WC  
Splashback wall tiling above wash basin  
Chrome accessories  
Extractor fan  
Light fitting

## KITCHEN/DINER

UPVC door, brass ironmongery, security lock system BSS  
Light fitting  
Power sockets  
60mm flat face laminated worktops  
Breakfast bar  
Stainless steel sink/chrome tap  
Integrated gas hob, stainless steel  
Integrated double electric oven, stainless steel  
Chimney extractor fan, stainless steel  
Integrated fridge (including door fascia)  
Integrated freezer (including door fascia)  
Dishwasher point with plumbing & wiring for dishwasher  
LED spot lights  
Power sockets  
Television point  
Telephone point  
Feature ceramic floor tiles continuing through to utility room



Oakdale  
HOMES

BUILT FROM THE HEART

#### **UTILITY ROOM**

Fitted units to match kitchen  
Worktop to match kitchen  
Single bowl stainless steel sink with chrome tap  
Plumbing & wiring for washing machine  
Power sockets  
LED spot lights  
Extractor fan

#### **LOUNGE**

Fitted electric fire  
Ceiling light fitting  
Television points x 2  
Telephone point  
Power sockets

#### **BEDROOM 1 (MASTER)**

Built in wardrobes with white vinyl doors  
Television point  
Telephone point  
Ceiling light fitting  
Power sockets  
Feature bay window 'Hoop' fixed curtain rails

#### **EN-SUITE**

Wash hand basin & WC suite  
Valve operated, mains pressure shower  
Full height tiling to shower area & half tiling to wash basin & WC walls  
Shaver light above wash hand basin  
Chrome accessories  
Extractor fan

#### **FAMILY BATHROOM**

Suite, bath, pedestal wash hand basin & WC  
Chrome mixer tap handheld telephone cradle shower (variable position)  
Splashback to bath, half tiling to wash basin & WC walls  
Shaver light  
Chrome accessories  
Extractor fan

#### **BEDROOM 2**

Ceiling light fitting  
Power sockets  
Fitted curtain rail

#### **BEDROOM 3**

Television point  
Ceiling light fitting  
Power sockets  
Fitted curtain rail

#### **BEDROOM 4**

Television point  
Telephone point  
Ceiling light fitting  
Power sockets  
Fitted curtain rail

#### **STAIRS & LANDING**

Power sockets  
Light fitting

#### **GARAGE**

Double garage with up & over cedar wood door  
2 light switches, 1 double socket, 1 strip light

#### **EXTERNAL**

Water tap  
External light to front entrance  
External light to rear entrance  
6' division timber fencing to rear  
Rear garden turfed and landscaped  
Tarmacadam drive with edgings where applicable  
Paved flag paths (rear garden)  
Paved flag patio (rear garden)  
Timber pergola and seating area



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. Oakdale Homes Limited does not warrant the accuracy of the information contained herein, please check with our site sales adviser.

Printed July 2015