

Calder House

Calder House Lane, Garstang PR3 1GR



Site Plan



Calder House Plot Locator

- Two Bedroom Houses
- Three Bedroom Houses
- Legal & General Rented Homes
- Duchy Homes

For further information call or visit:

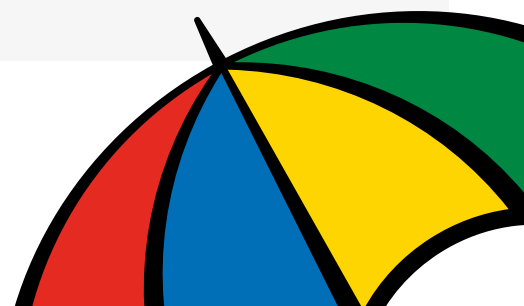


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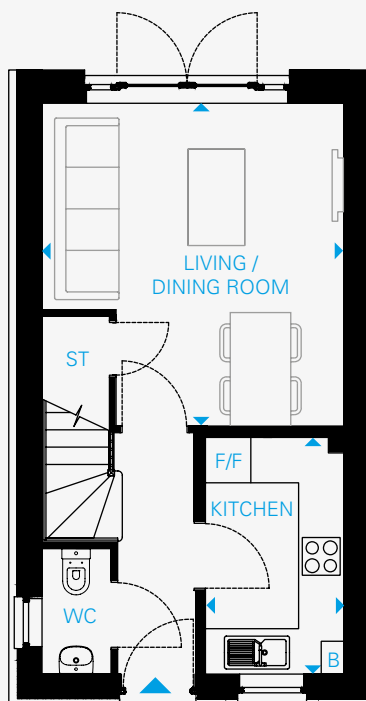
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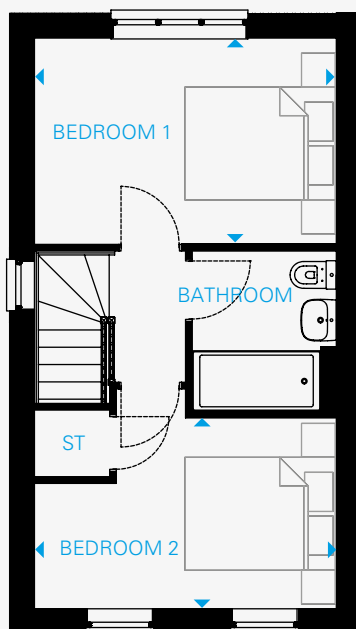
Lytham Two Bedroom Shared Ownership House



FRONT ELEVATION



GROUND FLOOR



FIRST FLOOR

F/F - Space for Fridge Freezer ST - Store

*Plot 40 is handed to the plan drawn



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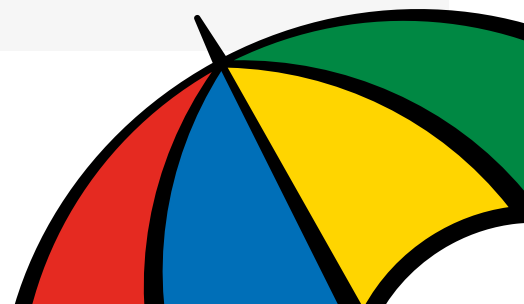
The floor plans provided are intended to only give a general indication of the proposed floor lay out and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build. For further clarification regarding the treatment of individual plots, please ask our Sales Associates. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

Plots 39 & 40*

TOTAL AREAS - 61.4 SQ.M. 661 SQ.FT.

LIVING ROOM / DINING ROOM	4.32m x 4.04m	14' 2" x 13' 3"
KITCHEN	3.18m x 1.88m	10' 5" x 6' 2"
BEDROOM 1	4.04m x 2.77m	13' 3" x 9' 1"
BEDROOM 2	4.04m x 2.56m	13' 3" x 8' 5"

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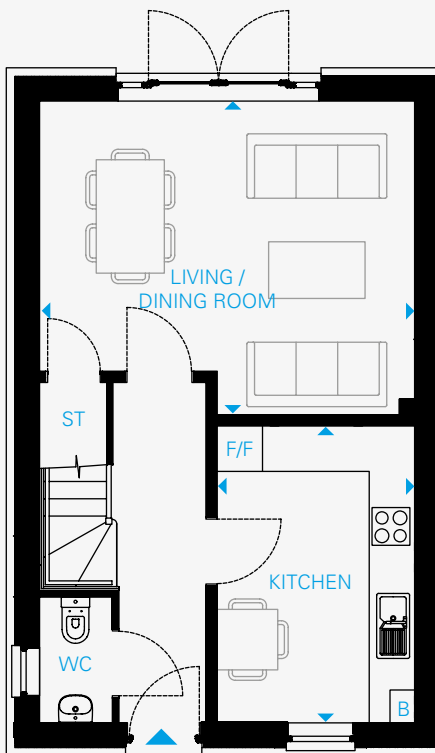


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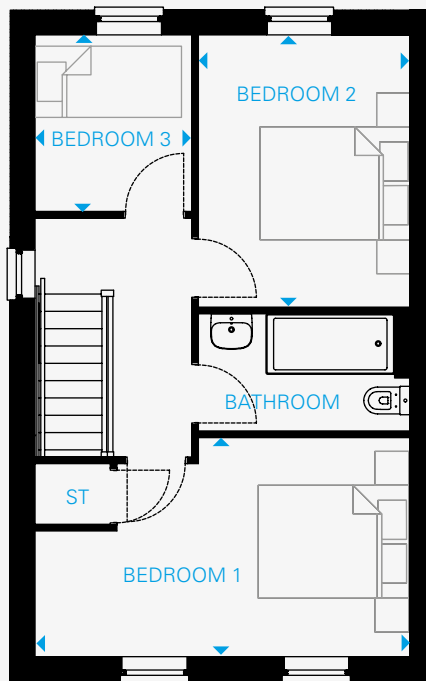
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Durham Three Bedroom Shared Ownership House



GROUND FLOOR



FIRST FLOOR



FRONT ELEVATION

F/F - Space for Fridge Freezer ST - Store



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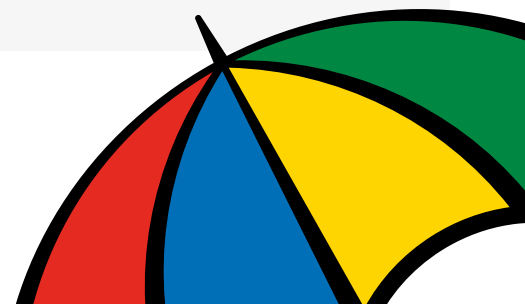
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Plots 12, 13, 20, 21, 22, 23, 33 & 34

TOTAL AREAS - 82.7 SQ.M. 890 SQ.FT.

LIVING ROOM / DINING ROOM	5.01m x 4.20m	16' 5" x 13' 9"
KITCHEN	3.97m x 2.66m	13' 0" x 8' 9"
BEDROOM 1	5.01m x 2.93m	16' 5" x 9' 8"
BEDROOM 2	3.64m x 2.84m	11' 11" x 9' 4"
BEDROOM 3	2.37m x 2.11m	7' 9" x 6' 11"

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Specification

Kitchen

- Contemporary white kitchen with boiler housing and grey laminate worktop
- Brick style tiling between worktop and wall units
- Stainless steel sink with chrome mixer tap
- Electric freestanding oven with electric hob and stainless steel cooker hood
- Space for fridge/freezer
- Space for washing machine
- Removable base unit with plumbing to accommodate dishwasher

Bathroom

- Contemporary white bathroom suite with thermostatic bath/shower mixer over bath
- Glass shower screen
- Chrome Crosswater taps to basin
- White large format full height wall tiling to bath area with splashback to basin

Cloakroom

- Contemporary white toilet and basin

Flooring

- Wood effect vinyl flooring to the kitchen, cloakroom and bathroom
- Carpet to hall, stairs, landing, living room and bedrooms

General

- White PVCu double glazed windows
- Ceilings, architraves and skirtings painted white
- Walls painted in white matt emulsion
- White painted, panelled internal doors with chrome ironmongery
- Gas central heating via Combi boiler and white contemporary radiators
- Parking for two cars per property
- NHBC 10 year building warranty

Electrical

- Downlights to kitchen
- Downlights to bathroom
- Pendant lighting to hall, cloakroom, landing, living room and bedrooms
- White sockets and switches throughout
- TV point to lounge
- Telephone and media point to lounge
- Smoke detectors and carbon monoxide detector
- Extractor fan to bathroom
- Light to front of elevation

External

- Paved patio area
- Turf to rear gardens
- 1.8m timber fencing to rear gardens with gate to rear garden

For further information call or visit:

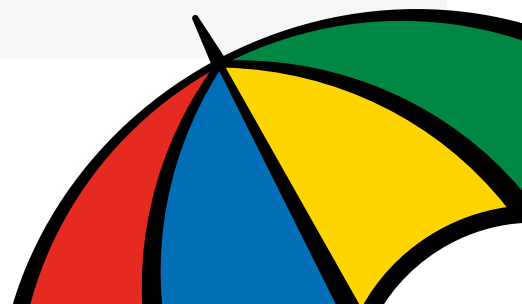


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