

Built with you in mind



Site layout & Specification

Abbeystead Road, Dolphinholme, Lancashire LA2 9AY

Bowland Rise

Specification

General

White double glazed PVCu windows with low 'E' glazing, with easy clean hinges
Smooth plastered ceiling throughout in white
White gloss painted 2 panel doors with polished chrome furniture
White gloss architrave and skirting
Choice of 2 paint colours for internal walls
Aluminium double glazed bi-fold doors for garden access in Bentley, Bentley S & Barbridge house types only
White PVCu double glazed French doors from kitchen
Fitted wardrobes from our standard range in bedroom 1
TV point to living room, family room, study* and all bedrooms
Telephone points (including Cat 6) to kitchen, hall cupboard, study* and bedroom 1
Decorative screwless polished chrome light switches
Decorative screwless polished chrome power points.
USB socket included in kitchen and bedroom 1
Oak handrail and balustrade with laquered finish. White gloss painted spindles and newel post
Energy efficient condensing boiler positioned in the garage or utility
Thermostatic controlled radiator valves*
Dual zone programmable heating controls
Energy saving insulation to wall cavity and roof space
Insulated coloured composite front door** with white internal face and polished chrome furniture
Downlight/coach light to porch*
Battery powered Carbon Monoxide detector*
Colour co-ordinating garage door***
Wired burglar alarm system
Mains powered smoke detectors
Polished chrome push doorbell to front door
NHBC 10 year buildmark cover
Power and light to garage* All double garage doors are fully automated.

Kitchen

Choice of Symphony fitted kitchen with a choice of Quartz worktops and splash-back behind hob with matching upstands and kitchen window cill
Reginox 1½ bowl stainless steel sink with single drainer
Fully integrated NEFF dishwasher, fridge freezer, double oven, gas hob and cooker hood. Check house type drawings for specific fridge freezer details
Under counter wine cabinet
Plumbing and power for washing machine. Tumble dryer space in utility*
LED downlighters in white
LED light bar lighting to kitchen wall units

Bathroom/En Suite

Modern white bathroom suite with Vitra sanitaryware with chrome fittings and Hansgrohe taps
Aqualisa Mian shower cubicle to bathroom and en suites*
Illuminated bathroom cabinet and shaver point*
Vanity unit with choice of work top to en suite basin***
Mirror to recess behind basin to en suite with shaver point***
Heated chrome ladder towel rail to bathroom and en suite*
Hansgrohe polished chrome toilet roll holder
Full height tiles to all shower enclosures with feature tiling to the back wall
Full height feature tiles to back of bath wall with bath return walls in plain tiles
Remaining walls to be half tiled
Fully tiled floor
LED downlighters in white

External

Turfed rear garden with paved patio and landscaped front garden
Elevation treatment and finish as individual plot drawings**
1800mm feather edged boundary fencing to rear garden
Tarmac driveway
All plots wired to receive fibre optic broadband (Providers subscription required)
Electric vehicle charger socket

*Where applicable **As per street scene ***Barbridge, Bentley and Bentley S.

Specification applies to detached homes only.

Where a choice is stated, it will be from our standard range and will be subject to the build stage of your chosen plot. These details are prepared for the guidance of prospective purchasers and do not form part of any contract. Furthermore Jones Homes reserve the right to vary details from time to time as may be necessary. Internal photography may show upgraded specification. Ask Sales Advisor for details. JHY7900/May 2023.

Site layout at Bowland Rise



** Pump Station Plots 5-9 are affordable Handforth homes Plots 3,4,10,11,12 & 12a are affordable Birch homes.

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