

Castle |||| Green

# Gladstone Grange

Hawarden, Flintshire

Specification and  
Development Layout







# Gladstone Grange

## Development Plan

### House Types

-  The Banbury  
2 bedroom
-  The Eaton  
2 bedroom
-  The Penley  
3 bedroom
-  The Marlow  
3 bedroom
-  The Oxford  
3 bedroom
-  The Stratford  
3 bedroom
-  The Henley  
3 bedroom
-  The Wentworth Lifestyle  
3 bedroom
-  The Wentworth  
4 bedroom
-  The Heatherington  
4 bedroom
-  The Windsor  
3 bedroom
-  The Salisbury  
4 bedroom
-  The Wiltshire  
4 bedroom
-  The Farndon  
4 bedroom


### Variations

-  Render Variant
-  Discounted Market Value



  
Energy  
Efficient  
Builds

  
Integrated  
PV Panels  
Included

  
Easy  
Move  
Available

Please note the images are intended for illustrative purposes only and no information contained within this document will form any part of a contract.

# Gladstone Grange

## SPECIFICATION

### Internal Features

- Internal walls painted white
- Internal white panelled doors with chrome effect door furniture
- White satin internal mouldings
- Staircase to be painted white
- White electrical sockets and pendant light fittings
- USB socket (kitchen and master bedroom only)
- Data points in lounge for TV installation

### Exterior Features

- Sealed double glazed white PVC-U windows, with french windows fitted
- Front door - GRP finished door in a solid colour externally and white internally
- Rear door - GRP door finished in white
- External light to front entrance
- Steel up and over garage door painted to match front door (where applicable)
- Patio & pathways to be concrete paving flags (as per working drawing)
- 1.8m timber close boarded fence to side and rear
- Turf and landscaping to front garden (refer to landscape layout)
- Rear garden to be top soil
- Driveways to be blocked paved
- All shared drives and parking courts to be tarmac

### Energy Saving Features

- Energy efficient gas central heating, zone controlled
- 100% Low energy light fittings throughout
- In-roof PV system installed as standard
- All homes are built Timber Frame construction for energy efficiency
- 400mm (min) thick roof insulation

### Kitchen and Utility Features

- Choice of kitchen from Panorama Kitchens
- Choice of co-ordinating laminate worktops
- Stainless steel sink fitted
- Glass back splash included

### Appliances

- 600mm Electrolux Induction hob to be included in all homes.
- Single oven to be included in all 2 & 3 bedroom properties
- Double oven to be included in all 4 bedroom properties
- Intergrated fridge freezer to be included in all 4 bedroom properties

### Bathroom, En Suite and Cloakroom

- White bathroom suite
- Shower to en-suite (where applicable)
- Low profile tray with concealed waste
- Shower screen to enclosure
- Choice of co-ordinating wall tiles (see working drawing)
- White heated towel rail fitted to bathroom & en-suite