



### Windows

High specification double glazed UPVC frames with locking catches on the ground floor, and stainless steel friction hinges. Window frames carry a 10 year manufacturers guarantee, the glass carries a 5 year manufacturers cover against defects and the window fitment a 2 year guarantee.



### Brick Built

In character facing brick with an insulated cavity and a thermal block inner leaf.



### Front and Back Doors

Front: GRP composite door with chrome fitments. Draught proofed with multi-point locking.

Back: UPVC half glazed panel door.



### Internal Doors

Four panelled in white with chrome fitments.



### Skirtings

Moulded 5" nominal (125mm) skirtings and 3" nominal (75mm) door architraves are fully matching.



### Flooring

Insulated solid ground floors with water resistant boarded flooring on first floor.



### Wall Tiling

Bathrooms part tiled on sanitaryware walls and up to the ceiling over baths and in showers. Cloakroom has splash back over hand basin only. *NOTE: Purchasers may choose tiling above the kitchen worktops in lieu of upstands, as a no cost option.*



### TV and Digital

All houses will have:

- Digital TV aerial
- Cabling for Hi Definition TV (e.g. Freesat)
- HD/TV points in living room and main bedroom & bed 2
- Sky Digital Satellite Dish



### Log Burner

Multifuel stove fitted in the lounge on Walsingham and Wells types. There is decorative stone or slate cladding to the rear of the opening and the sides are lined with heat resistant insulation board. Slate hearth.



### Kitchen

Appliances included in the price – gas hob, double oven, (But pair of side by side single ovens in Wells), extractor and dishwasher. Fully integrated fridge/freezer in all types. Plumbing for a washing machine will be provided in all houses in the utility room. Kitchens have upstands to match worktops.



### Bathroom

The family bathroom has white basin, wc and bath. The bath has a shower mixer and splash screen, except in the Wells type which has a shower cubicle with thermostatic shower. En-suites include a white basin, wc and shower cubicle either walk-in or with door or doors. Fitted with thermostatic shower. Shaver points.



### Central Heating

Gas fired central heating to radiators for your energy conscious home.



### Utility Room

Includes work top, and plumbing for an automatic washing machine. Walsingham type also has a sink.



### Internal Decoration

Decorated throughout and white gloss to internal woodwork.



### Security Systems

An alarm system is fitted in all house types.



### Telephone

Cables are run underground to each house. Telephone sockets in living room and main bedroom.



### Gardens

Front gardens/ forecourts will have shrubs or be partly turfed if specified in our landscape scheme.

Rear gardens will have a patio area in paving slabs. Gardens may have trees if specified in our landscape plan. Outside tap.



### Services

All main services are connected including water, electricity, gas and drainage.



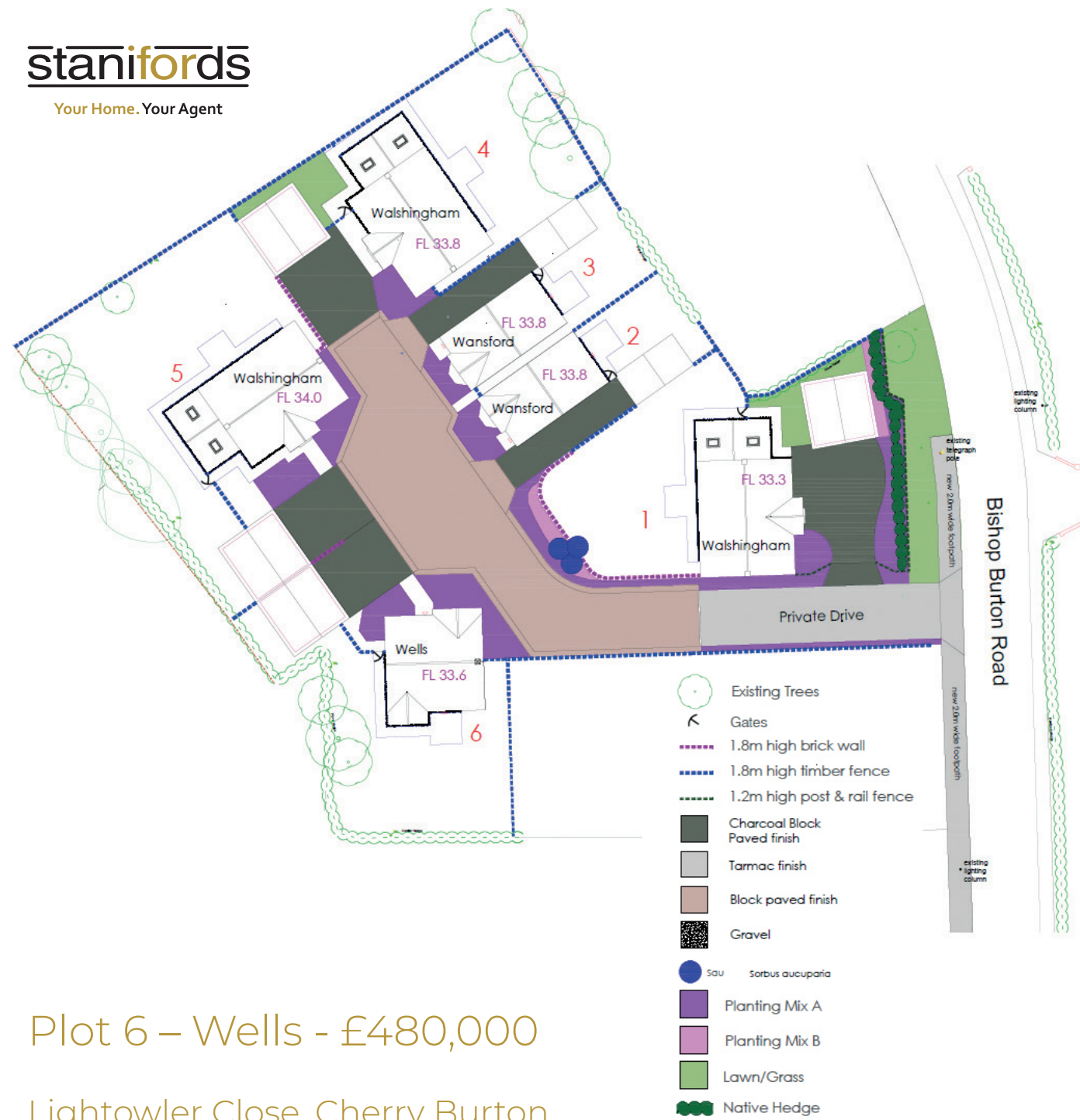
## Plot 6 – Wells - £480,000

Lightowler Close, Cherry Burton

# staniford's

Your Home. Your Agent





## Plot 6 – Wells - £480,000

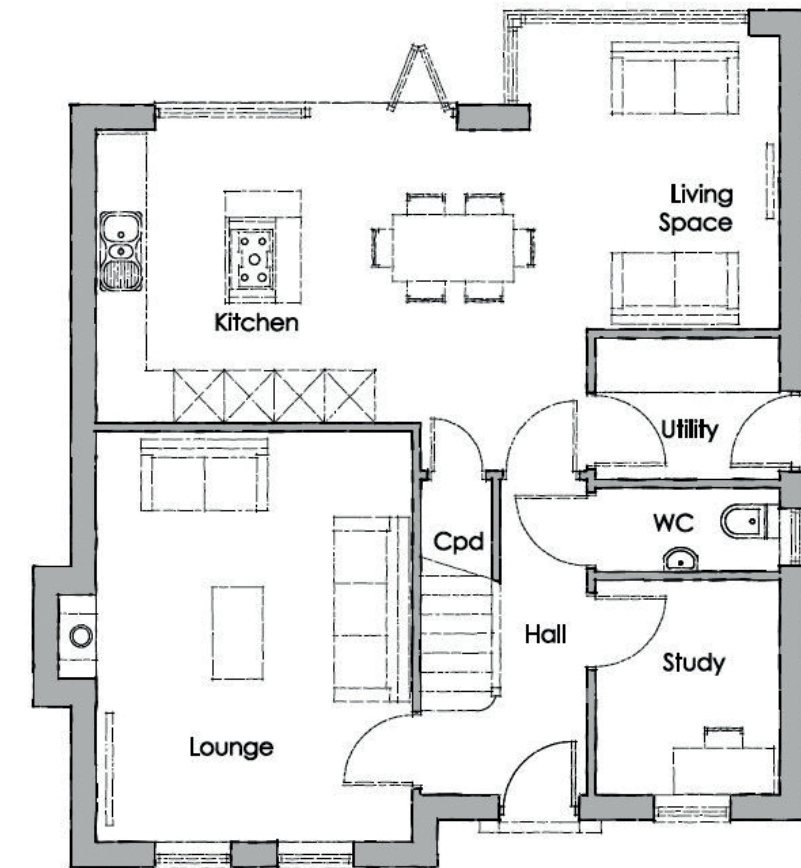
### Lightowler Close, Cherry Burton

'The creation of a private residential cul-de-sac as a location for quality and luxury houses has been achieved by Peter Ward Homes with the forming of Lightowler Close set to the west side of Bishop Burton Road in the popular rural village of Cherry Burton.

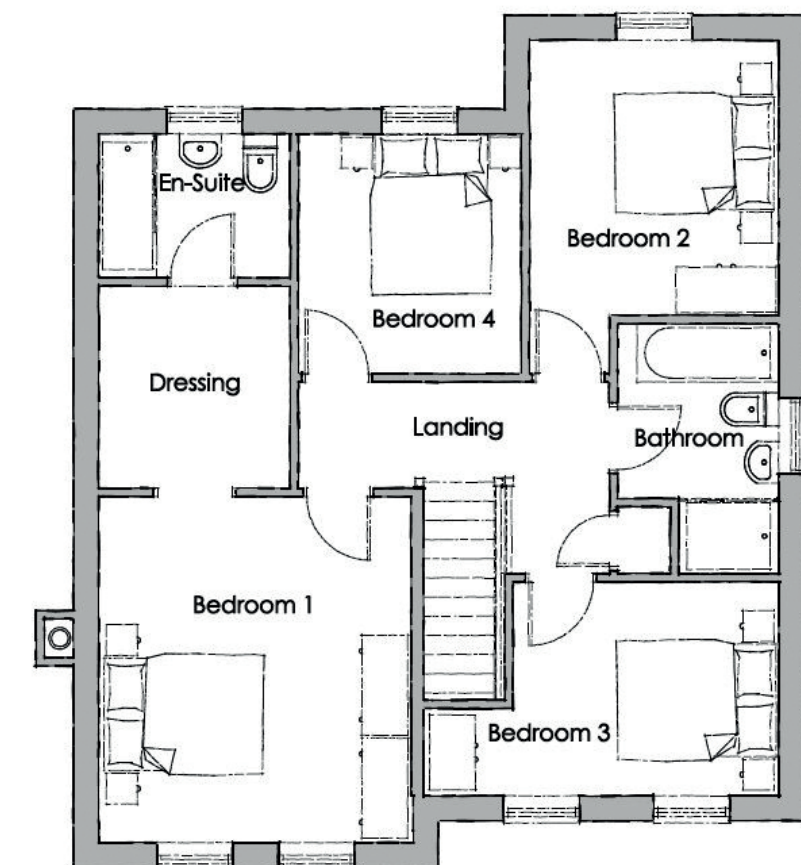
This private drive access to a cul-de-sac of only six award winning designed houses by the sort after local builder provides the ideal must buy opportunity for any discerning purchaser.

The properties are built to an exacting design and standard of specification, their exclusive build quality is matched by the convenience of this location in the historic village of Cherry Burton which is easily accessible to the picturesque market town of Beverley and neighbouring villages such as Bishop Burton, Etton and Walkington.

The village is within easy access of open countryside with open country walks and cycle paths, and there is a wealth of sports and other village activities in this popular residential village location.'



**Ground Floor Floorplan**



**First Floor Floorplan**