



PLOT 2-4

WILLOUGHBY GARDENS, WOLLATON



UNITED KINGDOM
PROPERTY
AWARDS
DEVELOPMENT



ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
P&A WOOD



BEST RESIDENTIAL
DEVELOPMENT
NOTTINGHAMSHIRE

Dovecote View, Woodborough
by Swan Homes (Nottingham)
Limited

2021-2022



STANDARD FEATURES

KITCHEN**

- WALL UNITS WITH CORNICE AND PELMET WITH VENEER END PANELS (DESIGN AND RANGE DEPENDANT).
- GRANITE WORKTOPS WITH STAINLESS STEEL UNDERMOUNTED SINK.
- STAINLESS STEEL OVEN CHIMNEY HOOD AND HOB.
- INTEGRATED FRIDGE FREEZER 50/50 SPLIT OR AMERICAN FRIDGE FREEZER (LAYOUT DEPENDANT).
- INTEGRATED DISHWASHER, MICROWAVE & WASHING MACHINE OR WASHER DRYER WITH SPACE FOR TUMBLE DRYER.

**** ALL KITCHENS ARE TO BE AGREED WITH DEVELOPERS DESIGNER AND CLIENTS FROM BASE DESIGN.**

WINDOWS

- PVCU THROUGHOUT.

INTERIOR TRIM

- WHITE PAINTED TIMBER STAIRCASE AND SKIRTING THROUGHOUT.
- SMOOTH PAINTED CEILINGS IN WHITE THROUGHOUT.

FLOOR FINISHES**

- CERAMIC FLOOR TILING IN KITCHEN / BATHROOMS / EN-SUITES / UTILITY AREAS / CLOAKROOM.
- CARPETS IN BEDROOMS / STAIRCASE / LANDINGS.
- PORCELANOSA OAK ENGINEERED LAMINATE FLOORING IN LOUNGE / HALL / STUDY ON GF.

**** REFER TO CHOICES OFFERED BY DEVELOPER UPGRADE OPTIONS (AGREED AT ADDITIONAL COSTS).**

DOORS

- OAK INTERNAL DOORS (TRADITIONAL OR CONTEMPORARY) OAK WITH SATIN CHROME IRONMONGERY.
- PVCU FRONT DOOR WITH CHROME IRONMONGERY.
- PVCU REAR DOOR WITH CHROME OR WHITE IRONMONGERY.
- GARAGE DOORS WITH ELECTRIC OPERATION (ON APPLICABLE PLOTS).

MAIN BATHROOM

- FULL HEIGHT TILING TO ALL WALLS, INC SHOWER CUBICLE FULLY TILED
- MIXER TAPS TO BATH.
- GLAZED SHOWER PANEL TO CUBICLE IF FITTED.
- WHITE FITTED SANITARYWARE (RANGE WITH VANITY UNIT FOR MAIN SINK ILLUMINATED MIRROR INC).
- TAPS AND SHOWER RISER KITS WHERE APPLICABLE.

EN SUITE BATHROOM/BATHROOMS (IF APPLICABLE)

- FULL HEIGHT TILING TO ALL WALLS SHOWER CUBICLE FULLY TILED.
- GLAZED SHOWER PANEL TO CUBICLE.
- WHITE FITTED SANITARYWARE (RANGE WITH VANITY UNIT FOR SINK WITH MIRROR INC).

CLOAKS

- HALF TILED WALLS WITH CERAMIC FLOORING.
- WHITE SANITARYWARE FITTED WITH VANITY UNIT (FLOOR OR WALL MOUNTED, REFER TO DEVELOPER).

PLUMBING

- MAINS PRESSURE HOT WATER SYSTEM, GROUND FLOOR ZONED UNDER FLOOR HEATING.
- HIGH EFFICIENCY GAS OR ELECTRIC BOILER.
- THERMOSTATIC RADIATOR VALVES WHERE REQUIRED.
- OUTSIDE TAP TO REAR.

ELECTRICAL **

- INTRUDER ALARM SYSTEM WITH DOOR CONTACT PIR'S WHERE REQUIRED CONTROL PANEL.
- WIRELESS ALARM SYSTEM WITH EXTERNAL SOUNDER & REMOTE CONTROL FOBS.
- PORCH LIGHTS AND WALL MOUNTED UP AND DOWN LIGHTERS.
- SHAVER POINT IN MAIN BATHROOM AND EN-SUITE IF APPLICABLE.
- TV / SAT POINT IN LOUNGE, BEDROOMS/ KITCHEN/BREAKFAST AREA. (REFER TO WORKING DRAWING)
- BT POINT IN HALL, LOUNGE AND BEDROOM ONE. (REFER TO WORKING DRAWING)
- KITCHEN / BATHROOM / EN SUITES / UTILITY / CLOAKS INSET DOWN LIGHTER TO CEILING.
- KITCHEN UNDER UNIT LIGHTING.
- DOUBLE SOCKETS THROUGHOUT.
- EXTERNAL GARDEN LIGHTING (REFER TO DEVELOPER FOR DETAILS)
- 2 SETS OF LIGHTS AND TWO DOUBLE POWER POINTS TO GARAGE (ON APPLICABLE PLOTS).

**** SPECIFIC ELECTRICAL POSTIONS AND ITEMS REQUIRED ARE AGREED WITH DEVELOPER AND CLIENTS IN CONJUNCTION WITH WORKING DRAWING STRICTLY BY APPOINTMENT.**

EXTERNAL FEATURES

- PRIVATE SURFACED DRIVEWAY.
- TURF TO REAR OF THE PROPERTY AND WHERE APPLICABLE LANDSCAPING.
- 1.8M HIGH TIMBER FENCING (MINIMUM) TO ALL BOUNDARIES (CLOSE BOARD AND PANELS)
- TIMBER SIDE GATE WITH SUFFOLK LATCH AND BARREL BOLT.
- 4 SLAB WIDTH PATIO (MINIMUM) WITH SINGLE SLAB PATH WHERE SHOWN ON SITE PLAN/LAYOUT USING NATURAL SANDSTONE OR LIMESTONE.

ADDITIONAL EXTRAS

- ADDITIONAL TV POINTS.
- ADDITIONAL SOCKETS.
- PENDANT LIGHT FITTINGS TO KITCHEN AND DINING AREAS.
- PENDANT LIGHT FITTINGS TO BEDROOMS.
- LOFT LADDERS.

PLEASE NOTE THIS SPECIFICATION IS CORRECT AT TIME OF ISSUING ALL DETAILS SHOULD BE DISCUSSED WITH THE DEVELOPER TO CONFIRM WHAT ITEMS ARE INCLUDED WITH YOUR PROPERTY.

FURTHER OPTIONAL EXTRAS CAN BE CATERED FOR YOU SHOULD DISCUSS YOUR INDIVIDUAL REQUIREMENTS WITH THE DEVELOPER TO ENSURE THEY CAN BE INCLUDED DEPENDING ON THE BUILD STAGE ON SITE.

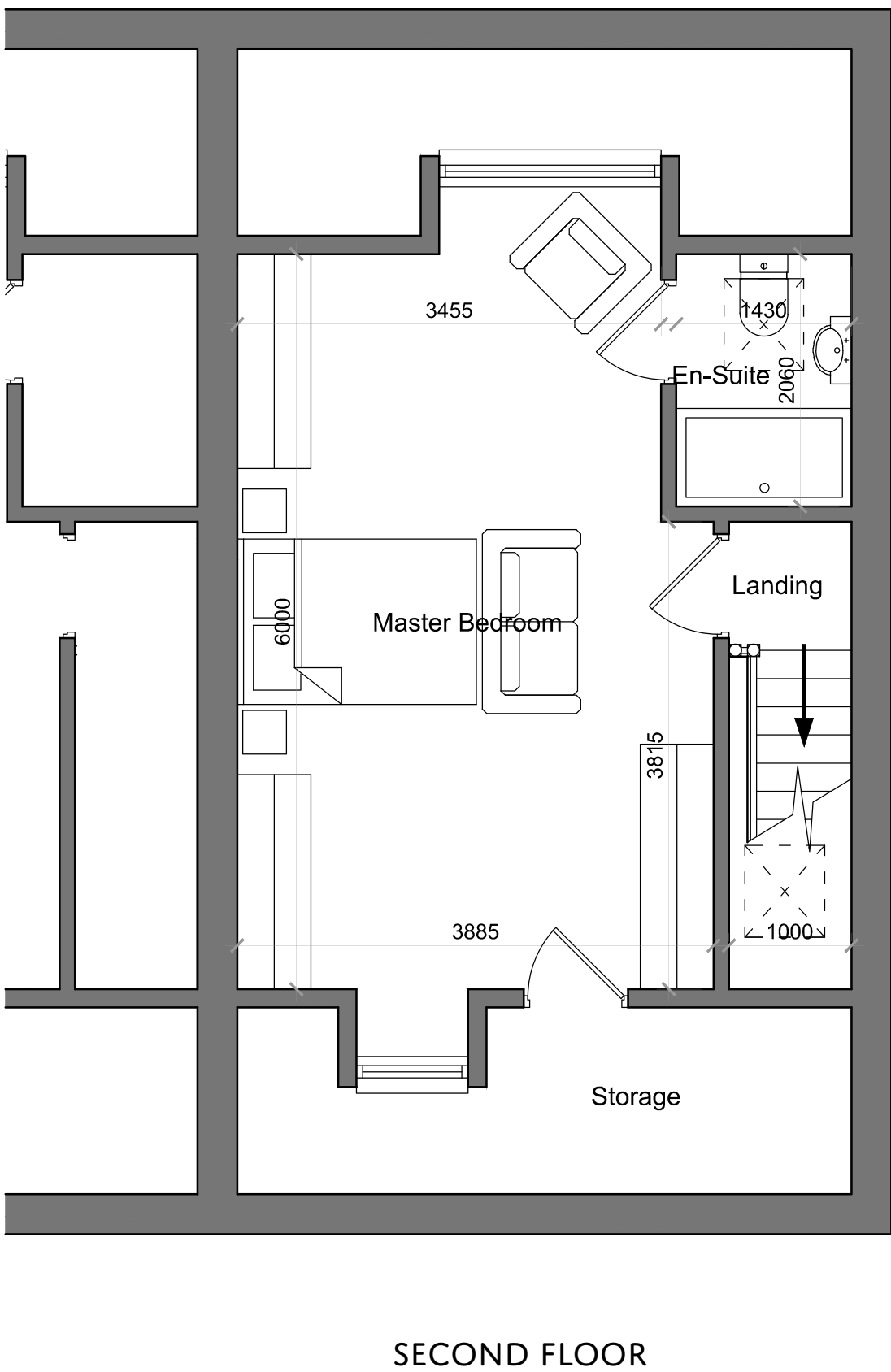
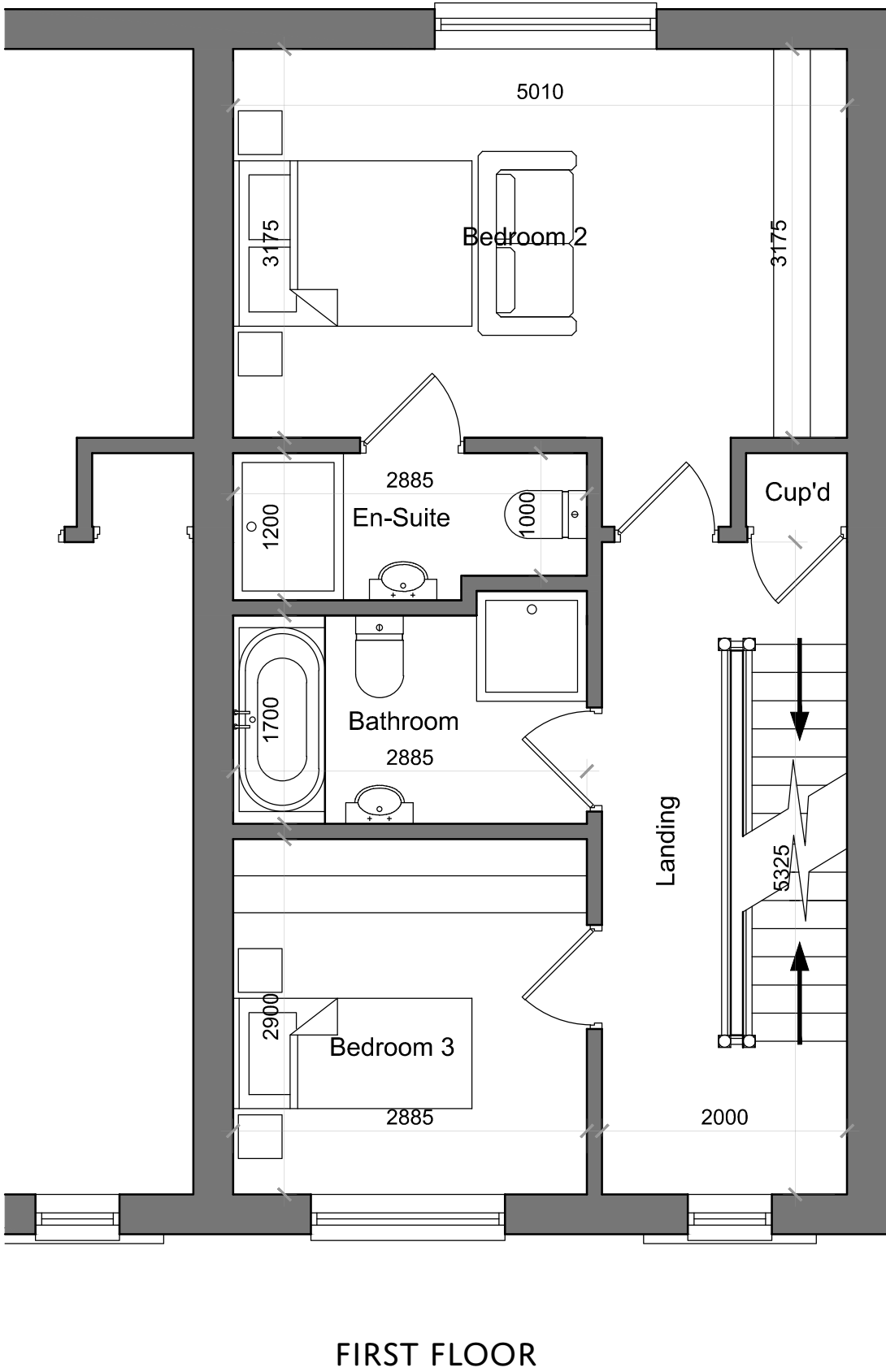
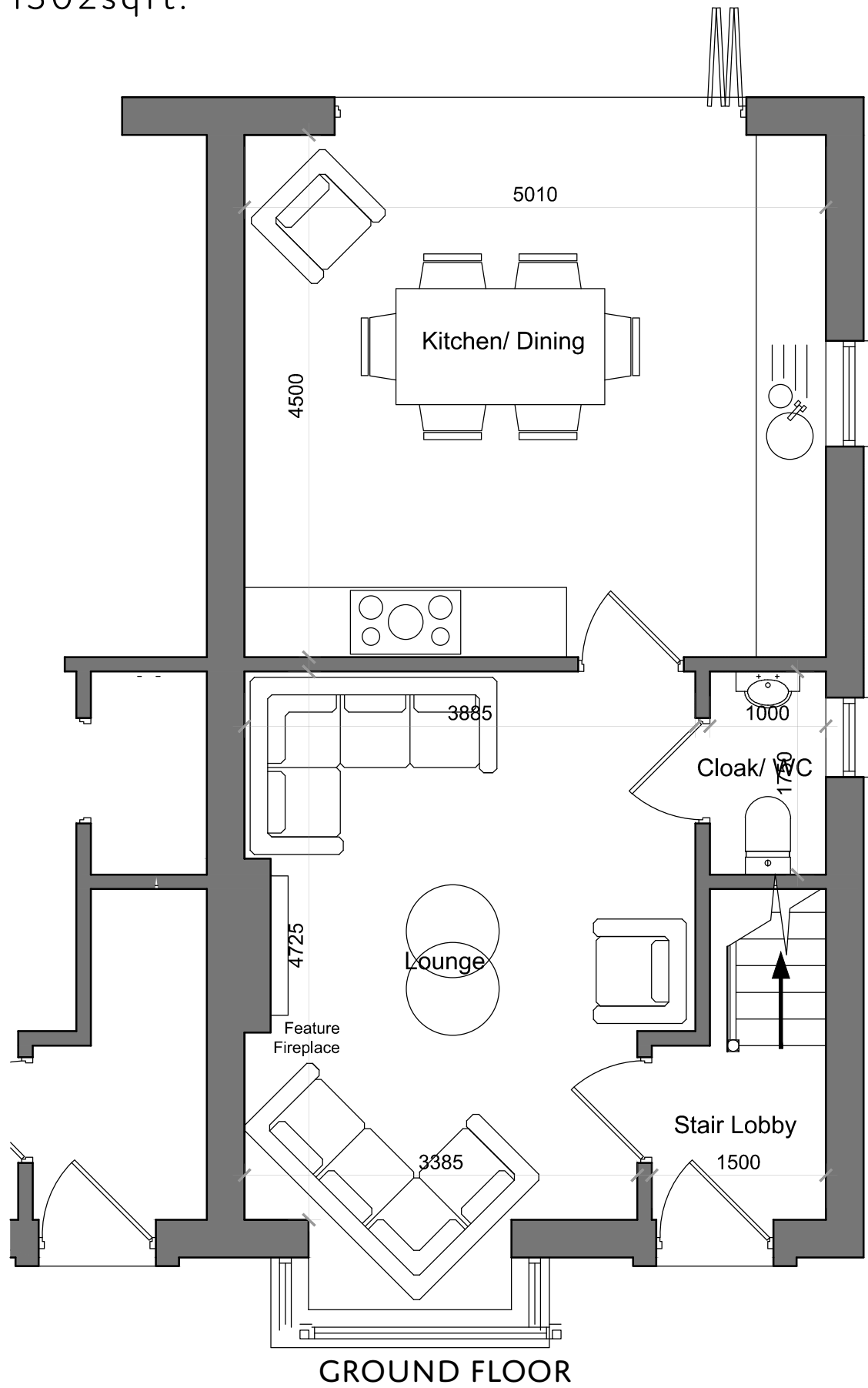
THIS SPECIFICATION IS FOR GUIDANCE ONLY AND DOES NOT FORM PART OF ANY CONTRACT.
PLEASE REFER TO THE WORKING DRAWINGS TO CONFIRM EXACT FINISHES AND INCLUSIONS ETC
SWAN HOMES RESERVES THE RIGHT TO ALTER OR AMEND THIS SPECIFICATION IF PRODUCT AVAILABILITY OR CIRCUMSTANCES ARRISE BEYOND THEIR CONTROL. CLIENTS WILL BE ADVISED OF ANY CHANGES NEEDED.



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121m² 1302sqft.



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