



# THE LOCKITWELL



Image provided for illustrative purposes only. Plot layouts will vary. Specifications may change at the discretion of the Developer.

## 28 BEAUTIFULLY CRAFTED HOMES



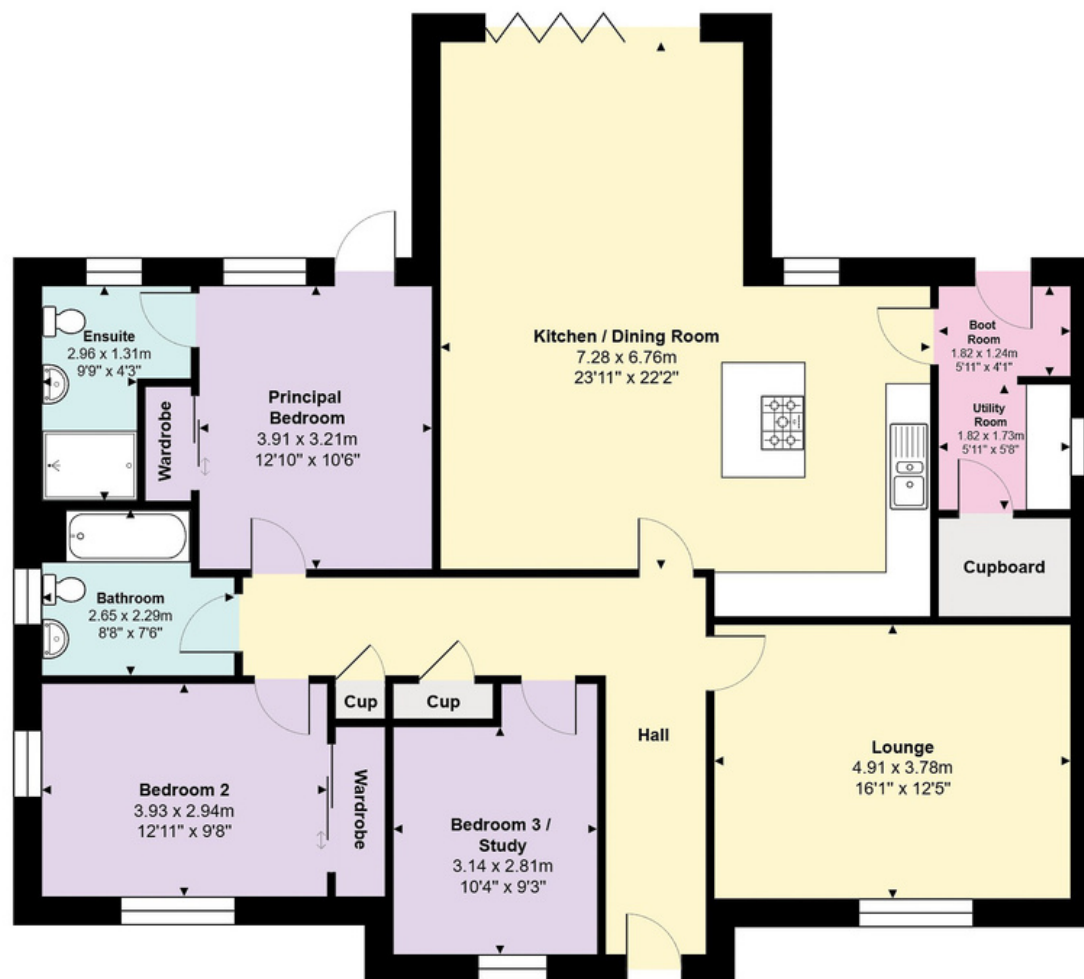
# THE LOCKITWELL



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## The Croft Melrose - Lockitwell

Approximate Gross Internal Floor Area: 130.8m<sup>2</sup> ... 1408ft<sup>2</sup>



All plans and dimensions are indicative and may not be to scale. The developers reserve the right to depart from the design layout and to amend or vary the terms of the specifications. For further information on the detail of any particular property, please speak to our Sales Manager.

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# THE CROFT SITE PLAN

MELROSE

- LOCKITWELL
- ABBOTSFORD
- WAVERLEY



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# SPECIFICATION

UPVC double glazed windows and doors in Anthracite Grey external finish with White internal finish. White staircase with moulded skirtings and facings. Dordogne solid wood internal pass doors. Wardrobes have matching Dordogne doors with one hanging rail and shelf.

All socket plates and switches in white. White downlights to kitchen, utility & bathrooms with pendant lights throughout house. TV points to Lounge, Family Kitchen and Bedroom One. The property is fitted with Sky Q cable – clients to provide their own connection. Mains connected Smoke Detectors and Sensors fitted throughout to comply with current Building Regulations. All external doors shall have an external light fitted with PIR. Electrically operated garage door.

Kitchen & Utility to be provided by a local quality retailer designs vary on individual house styles and can be displayed by appointment with the Supplier. White goods are included, oven, combi oven, 4 burner hob, extractor fan, fridge freezer and dishwasher. Laminate worktops with upstand and 600 mm splashback to hob. Clients will have the opportunity to upgrade or make changes at their own expense.

Renewable Energy Air Source Heat Pump heating system with solar panels. Radiators fitted throughout.

Bathrooms to be provided by a local quality retailer, sanitary ware from Chroma and thermostatic showers & taps from Esteem. Full height wall board in shower areas, 2 rows tiles above basin and bath. Master Ensuite to have vanity unit and basin, all other rooms to have free standing basins and W.C.s.

Properties painted white throughout for walls and ceilings. White satin coat for all woodwork and coving to public rooms. Client may have the opportunity to change this at an upgraded price.

Roughcast external finish – further colour schedule can be provided. Anthracite Grey tile roof with matching downpipes and gutters. Stone features & colour schedule to be provided along with paths and patios. Monobloc drive. Grass seed to front garden. 6' Hit & miss timber fence to rear and sides of properties.

External tap to be fitted near garage area.