



LITTLE ACRE

LOWER BROADHEATH



PLOT 2

LOWER BROADHEATH, WORCESTERSHIRE

An impressive four bedroom 3 bathroom detached house with double garage and annexe over, set in a private position off Sling Lane, looking over the common in this affluent rural village. A striking staircase and spacious hallway lead to an open plan kitchen, dining and family room, featuring shaker style cabinetry, Quartz countertops and Siemens appliances. Four bedrooms with en-suites to the primary and second bedrooms make up this striking family home.

For more information on Plot 2 or any other enquiries please contact Harts Homes

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LOCKLEY
HOMES

PLOT 2 - SPECIFICATIONS

KITCHEN AND UTILITY

- ❖ Painted shaker style cabinetry with soft-closing doors and drawers.
- ❖ Quartz worktops, upstands and splashback to hob area.
- ❖ Farmhouse butler sink with Quooker 3-in-1 hot water tap.
- ❖ Siemens integrated multi-function oven & Siemens touch operated induction hob.
- ❖ Siemens integrated combination microwave oven.
- ❖ Siemens downdraft extractor hood.
- ❖ Siemens integrated fridge and separate freezer.
- ❖ Siemens integrated dishwasher.
- ❖ Integrated under-counter dual zone wine cooler.
- ❖ Utility rooms to include stone worktops with Villeroy & Boch farmhouse butler sink.
- ❖ Plumbing and electrics ready for washing machine and tumble dryer.

BATHROOM, EN SUITES AND WC

- ❖ Burlington & Axbridge sanitaryware with luxurious bespoke vanity units.
- ❖ Large wall hung bespoke cut mirrors.
- ❖ Traditional towel ladder radiators in a chrome finish.
- ❖ Shaver sockets in a brushed chrome finish.
- ❖ Mandarin Stone wall and floor tiling.

INTERIOR FINISHES

- ❖ Feature staircase with American white oak newels and handrail with frameless glass panels.
- ❖ Matt paint finish to all ceilings and walls.
- ❖ Dijon limestone tile flooring to the hallway, kitchen/dining/family room, utility and W.C.
- ❖ Oak internal doors (glazed doors to selected rooms).
- ❖ Door fittings, light switches and sockets in a brushed chrome finish.
- ❖ Allocated coats & cloaks cupboards with interior fit out.
- ❖ Bespoke fitted wardrobes with timber frame and soft-close mirrored doors to master and secondary bedrooms.
- ❖ Glazed bi-fold and French doors where indicated on floorplans.

HEATING, ELECTRIC AND LIGHTING

- ❖ Wet underfloor heating throughout the ground floor and thermostatically controlled radiators to the first floor powered via renewable air source heat pump.
- ❖ Smart low energy hot water cylinder.
- ❖ Low energy lighting throughout with LED downlights to kitchen, hallway, landing, dressing room, WC, bathroom and en-suites.
- ❖ PV Solar Panels fitted to all homes with controls fitted in the loft.
- ❖ Master BT telephone point fitted to all homes.

EXTERIOR FINISHES

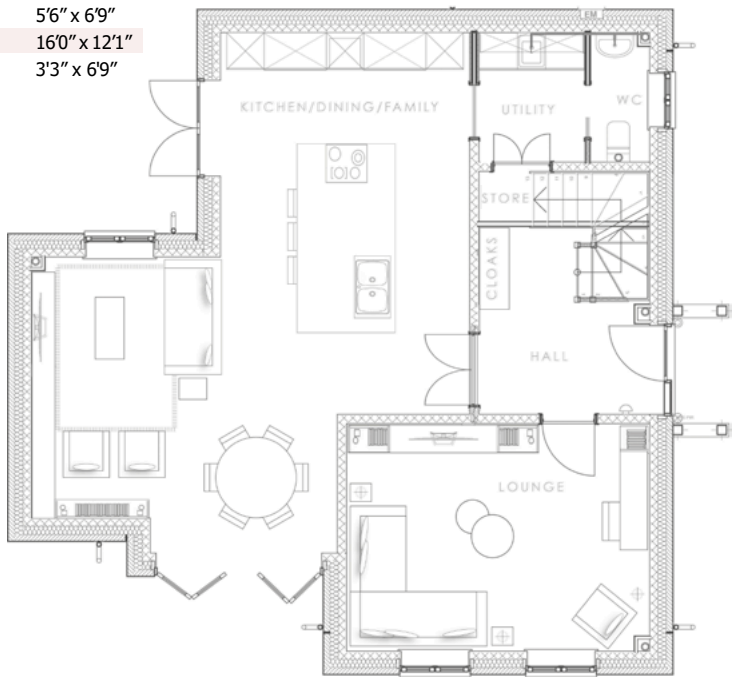
- ❖ Electric car charging points to all homes.
- ❖ Turfed garden areas with paved patios and pathways as shown on site plan.
- ❖ Planting installed in-line with approved planning landscape layout (planting within marketing material is indicative only).
- ❖ External waterproof socket and tap to rear of property.
- ❖ Private double garage with power and light.
- ❖ Additional annexe room above double garage with external staircase.

SECURITY AND WARRANTY

- ❖ Two-year Homeowner Warranty from Lockley Homes.
- ❖ Ten-year Buildzone Structural Warranty.
- ❖ Multi-point locking mechanisms to external doors.
- ❖ Security alarms to all homes.

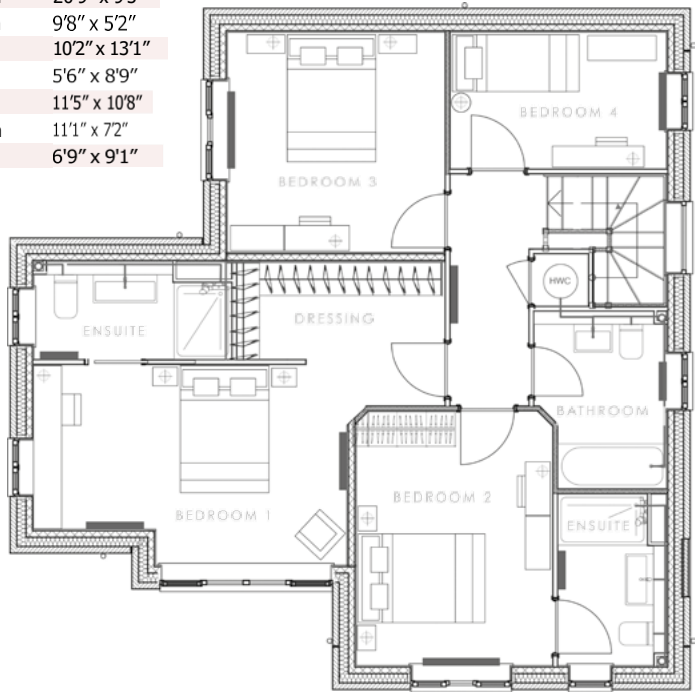
GROUND FLOOR

Kitchen / Diner	5.0m x 8.0m	16'6" x 26'2"
Utility	1.7m x 2.1m	5'6" x 6'9"
Living Room	4.9m x 3.7m	16'0" x 12'1"
WC	1.0m x 2.1m	3'3" x 6'9"



FIRST FLOOR

Bedroom 1	6.4m x 2.9m	20'9" x 9'5"
En-suite	3.0m x 1.6m	9'8" x 5'2"
Bedroom 2	3.1m x 4.0m	10'2" x 13'1"
En-suite	1.7m x 2.7m	5'6" x 8'9"
Bedroom 3	3.5m x 3.3m	11'5" x 10'8"
Bedroom 4	3.4m x 2.2m	11'1" x 7'2"
Bathroom	2.1m x 2.8m	6'9" x 9'1"



GARAGE

Double Garage	6m x 6m	19'7" x 19'7"
Room Above	5.7m x 4.4m	18'7" x 14'4"

