





Cherry Lane, Gardens Specification

Impeccable taste, supreme quality and incredible attention to detail characterise the interiors of Cherry Lane, Gardens.

Kitchen and utility

Painted shaker style cabinetry with soft-closing doors and drawers
Stone worktops, upstands and splashback to hob area
Ceramic under-mount 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 wall mounted extractor hood
Siemens integrated fridge/freezer
Siemens integrated dishwasher
Caple premium 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 sanitaryware and luxurious vanity units
Large wall hung bespoke cut mirrors
Traditional towel ladder radiators in a chrome finish
Shaver sockets in a chrome finish
Luxury Ceramic/Porcelain wall and floor tiling from Mandarin Stone & Porcelanosa

Interior finishes

Feature staircase with oak handrail, oversized oak newels & frameless glass balustrades
Matt paint finish to all ceilings and walls
Large format limestone tile flooring to all entrance hallways, kitchen/dining/family rooms, WC's and utilities
Oak internal doors (glazed doors to selected rooms)
Door fittings, light switches and sockets in a brushed chrome finish
Bespoke fitted wardrobes to master bedroom
Glazed 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
Worcester Bosch boiler (mains gas)
Smart low energy hot water cylinder fitted in AC cupboard (for homes with 3 bedrooms or more)
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 loft/garage
TV points to all bedrooms, living room, dining/family area and study (where applicable)
TV points to include pre-wiring for satellite TV (SkyQ) HD distribution including aerial
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

Security and warranty

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

