



Plot 1 , Appletree Gardens
Hanley Swan, Worcester
WR8 0DJ

Guide Price
£750,000



Specification

Kitchen and utility

- Painted shaker-style cabinetry with soft-close doors and drawers
- Stone worktops, upstands and splashback to the hob area
- Ceramic undermount sink with Quooker hot water tap
- Siemens integrated multifunction oven and Siemens touch-control 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, where applicable
- Utility rooms to include stone worktops with Villeroy & Boch farmhouse/butler sink
- Plumbing and electrics provided for washing machine and tumble dryer

Bathroom, en-suites and WC

- Villeroy & Boch sanitaryware and luxurious vanity units
- Large wall-hung bespoke-cut mirrors
- Traditional towel ladder radiators in a chrome finish
- Chrome shaver sockets
- Luxury ceramic/porcelain wall and floor tiling from Porcelanosa

Interior finishes

- Feature staircase with oak handrail, oversized feature oak newel post and metal balustrades
- Matt paint finish to all ceilings and walls
- Large-format limestone floor tiling to entrance hallways, kitchen/dining/family rooms, WCs and utilities
- Oak internal doors, with glazed doors to selected rooms
- Door furniture, light switches and sockets in a brushed chrome finish
- Bespoke fitted wardrobes to principal bedroom
- Glazed French doors where indicated on floorplans

Heating, electrical and lighting

- Wet underfloor heating throughout the ground floor and thermostatically controlled radiators to the first floor
- Mitsubishi air source heat pump providing heating and hot water
- High-efficiency hot water cylinder located within the airing cupboard
- Low-energy lighting throughout, with LED downlights to the kitchen, hallway, landing, dressing room, WC, bathroom and en-suites
- PV solar panels fitted to all homes, with inverter/controls located in the loft or garage
- TV/data points to all bedrooms, living room, dining/family area and study, where applicable
- TV/data points to include Cat 6 cabling to each point
- Openreach/BT master point fitted to all homes

Exterior finishes

- Electric car charging point to all homes
- Turfed garden areas with paved patios and pathways as shown on the site plan
- Planting installed in accordance with the approved planning landscape layout. Planting shown within marketing material is indicative only
- External waterproof socket and tap to the rear of the property
- Private garage with power and light

Security and warranty

- Two-year Lockley Homes homeowner warranty
- Ten-year Premier structural warranty
- Multi-point locking mechanisms to external doors
- Security alarm to all homes

Plot 1, Apple Tree Gardens

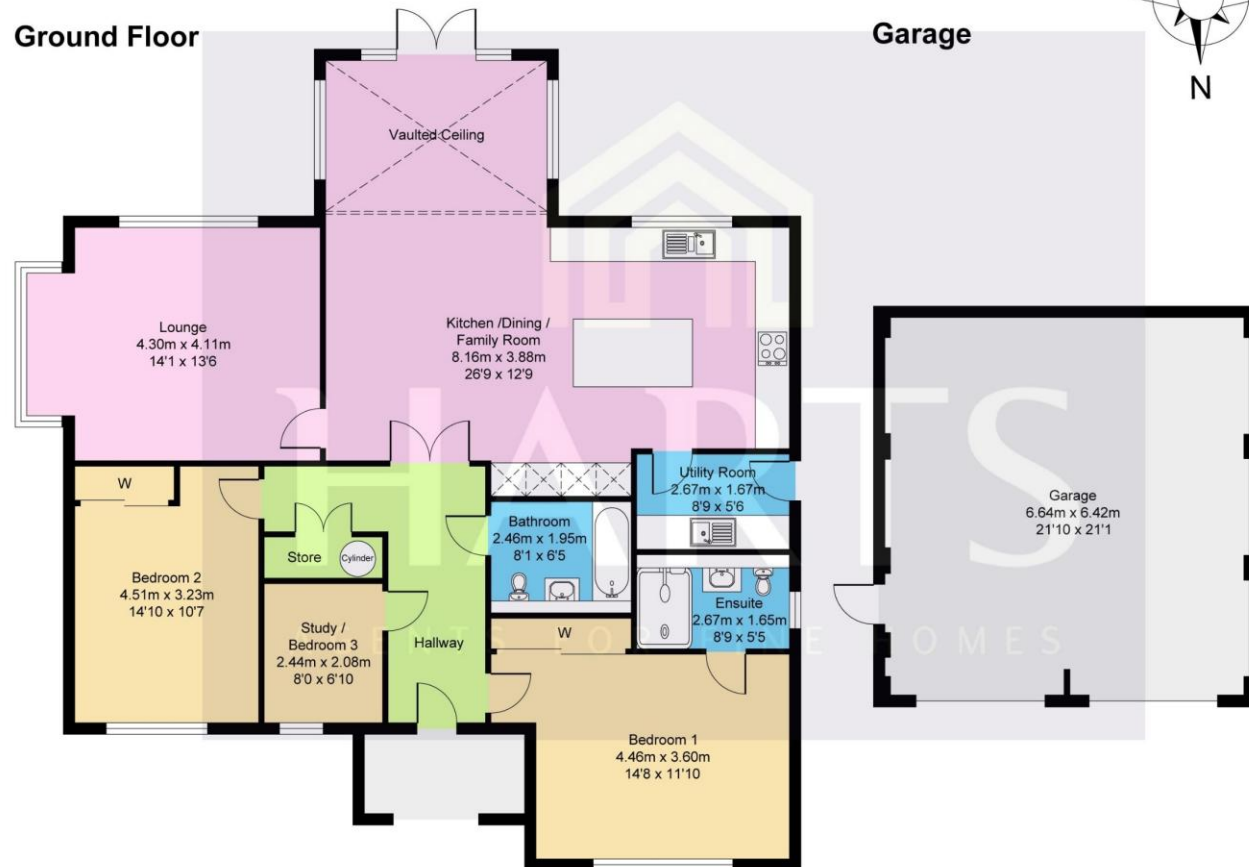
Main House Area 1426 square feet

Garage Area 459 square feet

Total Area 1885 square feet

Ground Floor

Garage



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