

WELCOME TO

Lucombe Park

SPECIFICATION

KITCHENS & UTILITY†	2&3 BEDS	THE BIRCH	4&5 BEDS
Choice of flooring by Amtico*	●	●	●
Choice of fitted kitchens and worktops*	●	●	●
Stainless steel bowl sink with mixer taps	●	●	●
Integrated appliances			
Single oven	●	●	
Double oven			●
Gas hob	●	●	●
Cooker hood	●	●	●
Fridge Freezer			●
Dishwasher			●

BATHROOMS & ENSUITES	2&3 BEDS	THE BIRCH	4&5 BEDS
Choice of Amtico flooring*	●	●	●
Choice of ceramic wall tiles with brushed chrome trim*	●	●	●
White Scudo sanitary-ware throughout	●	●	●
Shower or white panel bath**	●	●	●
Vanity Unit		●	●
Heated Towel Rail	●	●	●

CLOAKROOM	2&3 BEDS	THE BIRCH	4&5 BEDS
Choice of tiled or Amtico flooring*	●	●	●
White Scudo sanitary-ware throughout	●	●	●
Choice of tile splashback*	●	●	●

GENERAL INTERIOR FEATURES	2 & 3 BEDS	THE BIRCH	4 & 5 BEDS
All walls and ceilings finished with white emulsion	●	●	●
Woodwork finished in white gloss	●	●	●
Staircase with white chamfered spindles and white Oak handrail	●	●	●
White cottage style internal doors	●	●	●
Multi-media double plate to lounge with TV, broadband and telephone points	●	●	●
TV aerial	●	●	●
TV points to all bedrooms	●	●	●
Gas central heating	●	●	●
NEST thermostat heating control with smart hub	●	●	●
Brushed chrome LED downlighters to kitchens, ensuites, bathrooms and cloakrooms	●	●	●

EXTERIOR FEATURES	2 & 3 BEDS	THE BIRCH	4 & 5 BEDS
Turf and patio to rear garden	●	●	●
Outside tap	●	●	●
External light to front and rear	●	●	●
Doorbell and chrome door numerals	●	●	●

GARAGE [†]	2 & 3 BEDS	THE BIRCH	4 & 5 BEDS
Power and lighting [‡]	●	●	●

WARRANTY	2 & 3 BEDS	THE BIRCH	4 & 5 BEDS
NHBC ten year build warranty	●	●	●

The specification shown is correct at time of going to print. LiveWest continually review and update the specification therefore reserves the right to change specification details. For full details regarding the current specification and finish please speak to the sales advisor.

Please note where * is applied choice will be at stage of construction, if passed default choice will be inserted.

**please consult with the sales executive to confirm specific plot information

†selected plots only, please confirm with sales executive

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