

Specification

Premium House



Sales and information centre off Cranfleet Way,
Long Eaton, Nottinghamshire NG10 3RJ
Telephone: 0115 946 8363
Email: sales@westermanhomes.co.uk

Since 1933, Westerman has become a well respected housebuilder. All our houses come with a ten-year NHBC structural warranty.

Westerman build quality houses – and you are able to choose many of the finer details that help individualise your new house and turn it into a home. From wall tiles to kitchen units, you can choose a unique finish to your home from a range of quality products.

So whether you're a first-time buyer or simply looking for a bigger family home, Wilsthorpe Meadows is an excellent choice and there's a selection of house styles to choose from. In addition we can offer a range of easy buying options and offers to suit everyone.

With Wilsthorpe Meadows, we are not just building houses we are creating desirable homes.



- KITCHEN & UTILITY**
 - Kitchen units offering a choice of door finishes and co-ordinating worktops. Kitchen units include base & wall cupboards and work surfaces
 - Integrated oven, extractor hood, gas hob, integrated fridge/freezer, washing machine and dishwasher included as standard in all properties
- BATHROOMS**
 - Sanitary ware in white with chrome fittings
- CLOAKROOM**
 - Sanitary ware in white with chrome fittings
- EN-SUITE**
 - Sanitary ware in white with chrome fittings and shower with up stand (if applicable) and shower screen. Wash hand basin
- WALL TILING**
 - A choice will be offered from a selected range of ceramic wall tiles to the following specification:
 - Kitchen – Wall tiling above worktops in kitchen and utility room where appropriate
 - Bathroom – Full height adjacent to shower (where applicable) half height tiling elsewhere including window sills
 - En-suite – Full height adjacent to shower and half height tiling elsewhere including window sills.
 - Cloaks – Tiling above wash hand basin only
- FLOORING**
 - A choice of vinyl flooring to the kitchen, breakfast area, utility, bathroom, cloak and en-suite floors (where appropriate)
 - All other floors finished to accept carpets or similar
- HEATING**
 - A gas-fired central heating system is provided with thermostatic radiator valves fitted.
 - Heated chrome towel rails are provided to the main bathroom and en-suites
- ELECTRICAL**
 - Electrical sockets and lighting points are provided throughout and to all garages.
 - Telephone points are supplied to the lounge and bedroom 1
 - TV sockets are provided to the lounge, master bedroom and bedroom 2
 - Shaver points are provided to the main bathroom and all en-suite shower rooms
 - Wireless burglar alarm system (garage sensors available as an optional extra)
- DECORATION**
 - White painted ceilings throughout
 - All internal walls painted magnolia throughout
 - Skirting, architraves and woodwork are painted white gloss throughout
- WINDOWS & DOORS**
 - All windows are PVCU double glazed sealed units with trickle vents and window locks to the ground floor. Key operated locks are not fitted to bedroom windows to enable emergency escape
 - External front doors are coloured composite with chrome furniture and security fittings
 - External doors to the side and rear are all PVCU with chrome furniture including security fittings
 - Internal doors are white 6 panel doors with chrome furniture
 - Garage doors are up and over pressed steel (with electric opener to double doors)
- FITTED CUPBOARDS**
 - The master bedrooms are fitted with wardrobes in a choice of finishes and colours by Hammonds fitted furniture
- EXTERNAL**
 - Turf will be laid to all front gardens
 - General landscaping including shrubs and tree planting will be provided in accordance with the scheme as approved by the Local Authority as part of the Planning Consent
 - Paths and patios are constructed from coloured/textured concrete slabs
 - Driveway hard standings in front of garages and shared areas finished in tarmacadam
 - Timber fencing is provided between each property and is generally 1.8 metres in height although this may vary in certain instances due to the level difference between properties