

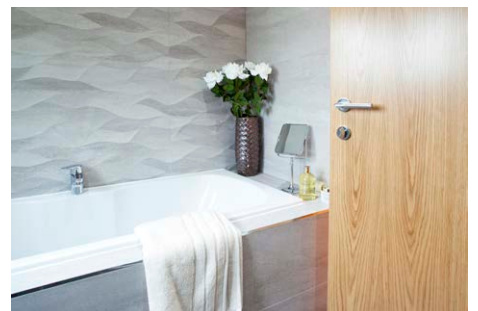
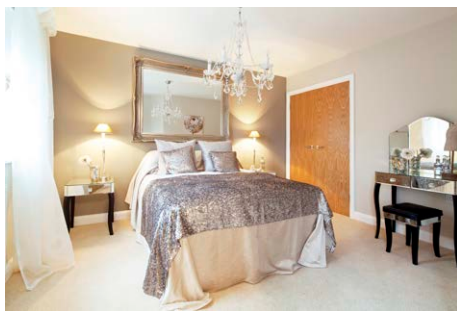


The Thornton

SCHOLARS GATE

Plots 1 & 2 - Three Bedroom Semi-Detached

CARR HEAD LANE, POULTON-LE-FYLDE, FY6 8JB



Key Features

Open Plan Living / Featuring Kitchen, Dining & Living area all flooded with natural light
2 Double Bedrooms & 1 Single // Bi-folding doors opening onto the rear garden



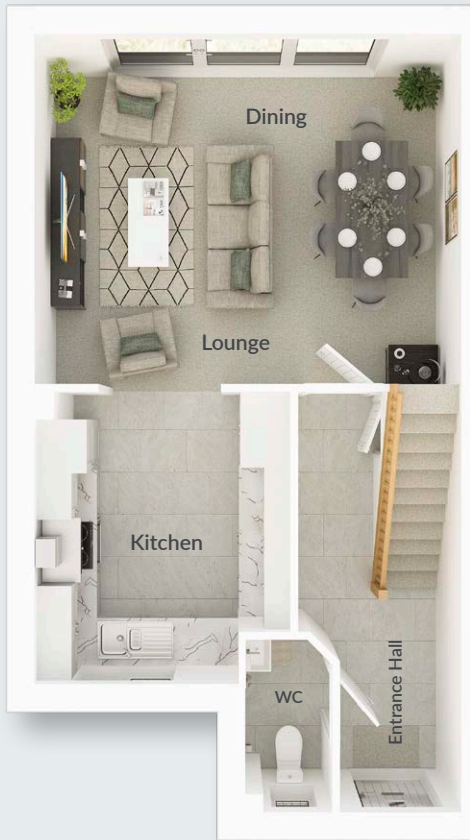
Photographs show similar developments completed by Oak Tree.

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Plots 1 & 2 - Three Bedroom Semi-Detached

CARR HEAD LANE, POULTON-LE-FYLDE, FY6 8JB

Floor plans show plot 1 - plot 2 is handed.



Ground Floor

Lounge / Dining	5250 x 4300 (17'2 x 14'1)
Kitchen	3150 x 3595 (10'3 x 11'8) o/all
WC	1040 x 2115 (3'4 x 6'9) o/all



First Floor

Master Bedroom	3700 x 3635 (12'1 x 11'9) o/all
En-suite	1475 x 2860 (4'8 x 9'4) o/all
Bedroom 2	3145 x 3060 (10'3 x 10'0)
Bedroom 3	2660 x 3420 (8'7 x 11'2) o/all
Bathroom	3145 x 1900 (10'3 x 6'2) o/all

Floor plans show the structural layout of each house type.

All furniture / kitchen cupboard layouts and fitted wardrobes shown on floor plans are for illustration purposes only.

All dimensions shown are structural dimensions only and there may be slight variations in the finished room sizes as each house is built individually.



The Wentworth

SCHOLARS GATE

Plots 3 & 4 - Four Bedroom Detached

CARR HEAD LANE, POULTON-LE-FYLDE, FY6 8JB



Key Features

Central Staircase to Entrance Hall // Spacious Living Room // Study // Detached Garage
4 Double Bedrooms // Large Family, Kitchen & Dining area to the rear with bi-folding doors



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Plots 3 & 4 - Four Bedroom Detached

CARR HEAD LANE, POULTON-LE-FYLDE, FY6 8JB

Floor plans show plot 3 - plot 4 is handed.



Ground Floor

Family / Kitchen / Dining	5185 x 8560 (17'0 x 28'1) o/all
Lounge	3835 x 7100 (12'6 x 23'3)
Utility	2040 x 2080 (6'7 x 6'8)
WC	1200 x 2080 (3'9 x 6'8)
Study	1965 x 2030 (6'4 x 6'7)
External Garage	3000 x 6000 (9'11 x 19'8)



First Floor

Master Bedroom	3875 x 4145 (12'7 x 13'6)
En-suite	1245 x 3065 (4'1 x 10'1)
Bedroom 2	3835 x 3960 (12'6 x 12'10) o/all
Bedroom 3	3835 x 3065 (12'6 x 10'1)
Bedroom 4	3870 x 2875 (12'7 x 9'4) o/all
Bathroom	1920 x 3065 (6'3 x 10'1)

Floor plans show the structural layout of each house type.

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The Birkdale

SCHOLARS GATE

Plots 5, 6, 7 & 8 - Four Bedroom Detached

CARR HEAD LANE, POULTON-LE-FYLDE, FY6 8JB



Key Features

Large Family, Kitchen & Dining area to the rear with bi-folding doors // Spacious Living Room
Juliet Balcony to Master Suite // 4 Double Bedrooms // Utility Room // Integral Garage



Photographs show similar developments completed by Oak Tree.

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Plots 5, 6, 7 & 8 - Four Bedroom Detached

CARR HEAD LANE, POULTON-LE-FYLDE, FY6 8JB

Floor plans show plots 5 & 7 - plot 6 & 8 are handed.



Ground Floor

Family / Kitchen / Dining	8670 x 4535 (28'4 x 14'9) o/all
Lounge	3610 x 5150 (11'8 x 16'9) o/all
Utility	1940 x 2150 (6'4 x 7'1)
WC	1825 x 1115 (5'10 x 3'7)
Garage	3050 x 6055 (10'0 x 19'9)



First Floor

Master Bedroom	3610 x 4640 (11'8 x 15'2)
En-suite	1640 x 2260 (5'4 x 7'4)
Bedroom 2	3290 x 4350 (10'8 x 14'3)
Bedroom 3	3290 x 4235 (10'8 x 13'9)
Bedroom 4	2735 x 3085 (8'10 x 10'1)
Bathroom	2500 x 3085 (8'2 x 10'1)

Floor plans show the structural layout of each house type.

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A Luxurious Specification

SCHOLARS GATE

Heating

Underfloor, boiler fed heating to ground floor excluding cloakroom - heated towel rail.
Radiators to upper floors.

Sanitaryware

Duravit Sanitaryware and Vado Brassware to all wet rooms.
Chrome shower enclosure with adjustable sliding shower heads to En-suites.

Wall and Floor Tiling

Porcelanosa tiling to all wet rooms.

Main Bathroom: Wall tiling - full height throughout. Floor tiling - fully tiled.

Master Bedroom 1 En-suite: Wall tiling - full height throughout. Floor tiling - fully tiled.

Bedroom 2 - En-suite 2.5 storey house only: Wall tiling - full height wall tiling to shower enclosure. Half height wall tiling to remainder. Floor tiling - fully tiled.

Cloakroom: Wall tiling - single tile splashback to wash hand basin only.

Kitchen: Please note Kitchen floors are not tiled as standard but it is available as an extra.

General

Shaver Socket to all wet rooms.

Chrome switches and sockets to entire ground floor and landing.

Chrome ceiling spotlights to Kitchen area, Utility, Bathroom, En-suite and Cloakroom.

TV and BT points provided. Aerial cable from sockets left in roof space (no aerial).

External wall mounted contemporary lights provided at each external door from a habitable room.

Digital Alarm System.

Neff integrated appliances provided to Kitchens - excluding Wine Cooler (CDA) only available on 5 bed properties.

Neff single oven to all properties.

Gas hob as standard on 3 and 4 bed properties, induction hob as standard on 5 bed properties.

Washer dryer to 3 bedroom-semi only.

Appliance spaces only for 4 and 5 bed properties in utility rooms for own washer and dryer.

Dishwasher to all properties.

Integrated Microwave/Oven to all properties.

Integrated Fridge/Freezer to all properties.

Extractor fans provided as per drawings.

Feature French polished Oak staircase.

Cottage style pre-finished Oak internal doors with chrome hardware.

Aluminium Bi-fold doors to all properties.

Integrated Solar PV panels fitted flush into the roof.

Maintenance free - Black woodgrain uPVC fascias and soffits.

Anthracite Grey uPVC square leaded windows to all developments apart from the bi-folds which are plain glass.

Composite woodgrain entrance doors.

External

Hard and soft landscaping to front garden. Turf to front and rear gardens.

Fully fenced rear boundaries 1.8 metre fencing. Plot divisional fences feathered edge faced on both sides.

Premium permeable block paving to all private driveways.

Outside tap.

Solid cedar wood garage door.

Power and light to all integral and detached garages.

Disclaimer

Oak Tree Developments reserve the right to substitute products that are unavailable with alternatives of equal quality.





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