

Everything you could want
in a new home *plus more.*



Space... Style... Superb specification.

When you're looking for a new home, they're often top of the list – and at Parklands, you have it all.

Each home has been carefully designed to maximise the use of space, offering not only light and airy surroundings with stunning contemporary style but, unlike many new homes, plenty of practical storage too. But that's not all that makes Parklands so utterly refreshing. The attention to detail is superb, with high quality fittings and fixtures throughout.



Interiors

- **Walls** Magnolia paint finish.
- **Internal doors** White gloss finish with designer chrome handles.
- **Woodwork** Finished in white gloss.
- **Staircase** White gloss finish spindles with hand rail in hardwood oak finish.
- **Architrave and skirting** Moulded and painted white, 120mm height on skirting board.
- **Ceilings** Plain plastered ceilings, painted white.
- **Flooring** Choice of vinyl flooring and carpets throughout.

Kitchen

- **Kitchen units** Choice of designer fitted units with laminate upstands.
- **Worktops** 40mm postformed with a choice of colours and matching upstand.
- **Sink** Stainless steel with drainer and single lever mixer tap.
- **Appliances** Stainless steel single electric oven, steel gas hob and cooker hood. Integrated fridge/freezer, dishwasher* and washer dryer*.
- **Lighting** Pelmet lighting* and chrome downlighters.

Heating

- **Boiler** Ideal gas combi boiler.
- **TRVs** To all radiators except hallway.
- **Radiators/thermostat** White radiators and Honeywell room thermostat.

Exteriors

- **Front door** ROK door in either blue, red or green with chrome handle.
- **Windows** White uPVC windows and French doors with double glazed units.
- **Lighting** External lighting to front.
- **Landscaping** Turf to front and rear garden.
- **Fencing** To rear gardens as per approved fencing schedule 1.8m high.
- **Security** Rear lockable 1.8m high gate.

Electrical

- **Extractor fan** Fitted to bathroom and en suites where applicable.
- **TV point** To selected rooms.
- **Telephone socket** To selected rooms.
- **Electrical sockets** Conveniently located throughout in white finish.

Bathroom

- **Sanitaryware** Stylish white finish with pop up waste and chrome finish tap. Dual flush to toilet.
- **Heating** Chrome towel rail.
- **Showers** Shower over bath in main bathroom to The Willow.
- **Bath** Contemporary white bath with chrome taps.
- **Tiling** Half height tiling to walls where bath is fitted. Tiled splashback to sink.

En suite

- **Sanitaryware** Stylish white finish with pop up waste and chrome finish tap. Dual flush to toilet.
- **Showers** White shower tray with chrome glass shower door.
- **Tiling** Full height tiling to shower area. Tiled splashback to sink.

Cloak

- **Sanitaryware** Stylish white finish with pop up waste and chrome finish tap. Dual flush to toilet.
- **Tiling** Tiled splashback to sink.

Security

- **Alarm** Entry key pad, PIR sensors and external bell box.
- **Windows** Lockable windows (except fire escape).
- **External doors** 5 lever lock and toughened safety glass with safety chain to front door.
- **Smoke alarms** Interconnected heat and smoke alarms with battery backup.



Plus packs

The homes at Parklands are already a cut above the rest. But with our unique *Plus packs*, you can make yours stand out from every other home too, and make it exactly what you've dreamed of.

For more information visit ParklandsLiving.co.uk

