


# Northfield Lane


Northfield Lane, Barnstaple EX31 1AN

## Site Plan



**For further information call or visit:**

 **020 8148 4923**

 **[landgah.com/northfield-lane](http://landgah.com/northfield-lane)**

**Afford. Live. Love.**



# Northfield Lane

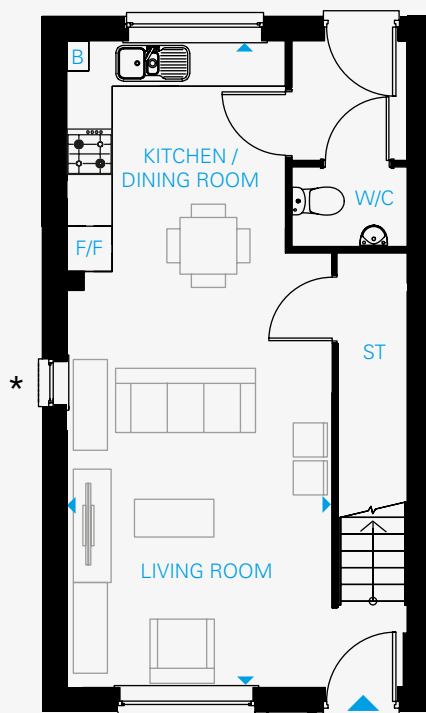
Northfield Lane, Barnstaple EX31 1AN



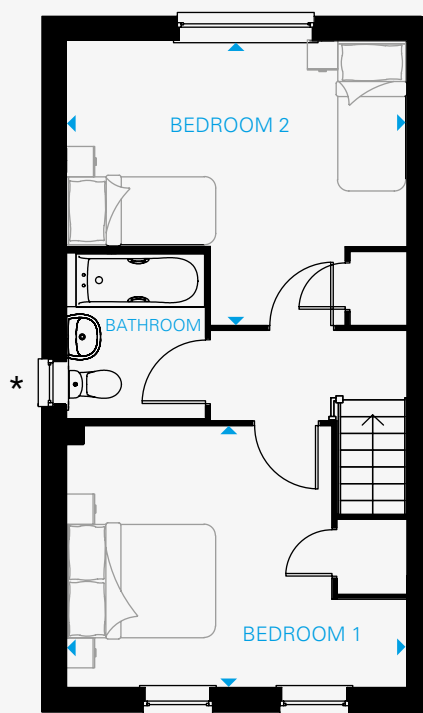
## Two Bedroom Shared Ownership Houses



FRONT ELEVATION



GROUND FLOOR



FIRST FLOOR

F/F - Space for Fridge/Freezer B - Boiler

\* Plot 38 and 39 DO NOT have the windows shown

† Plots 38 & 40 are handed from the plans shown



**020 8148 4923**



**landgah.com/northfield-lane**

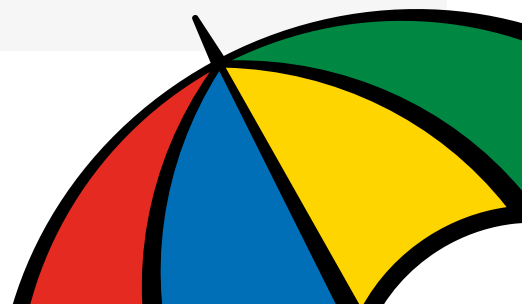
The floor plans provided are intended to only give a general indication of the proposed floor lay out and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build. For further clarification regarding the treatment of individual plots, please ask our Sales Associates. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

### Plot Nos. 37, 38<sup>†</sup>, 39 & 40<sup>†</sup>

TOTAL AREA: 78.2 SQ M 841 SQ FT

LIVING / DINING / KITCHEN	8.60m x 4.55m	28' 3" x 14' 11"
BEDROOM 1	4.55m x 3.49m	14' 11" x 11' 3"
BEDROOM 2	4.55m x 3.79m	14' 11" x 12' 5"

**Afford. Live. Love.**



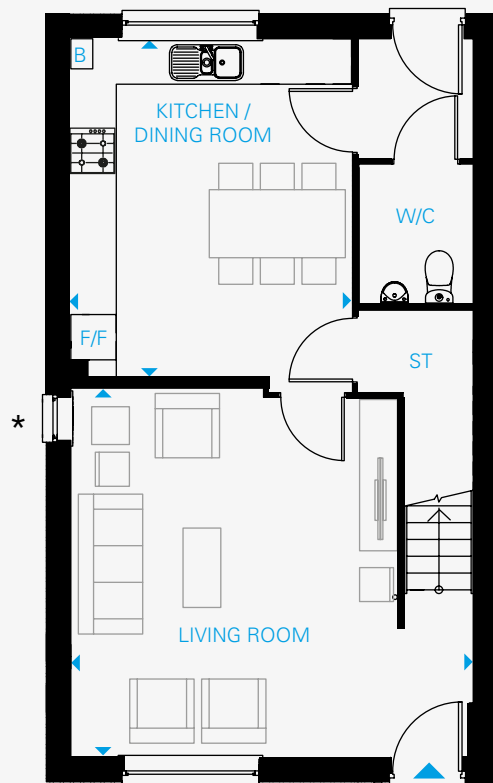
# Northfield Lane

Northfield Lane, Barnstaple EX31 1AN

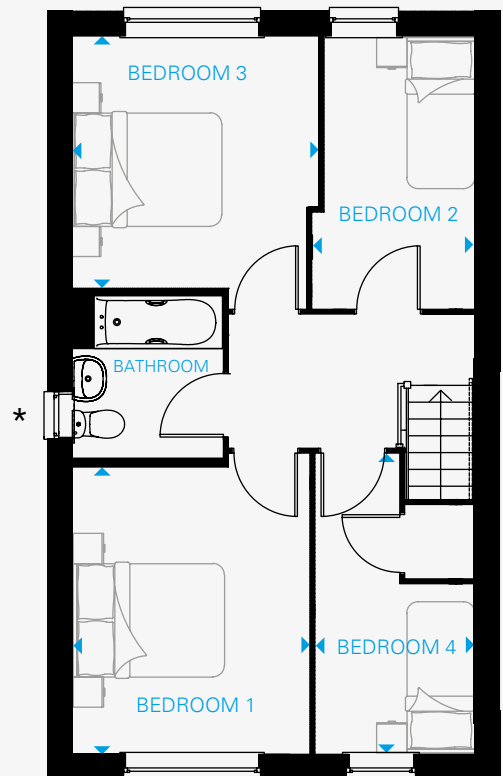
## Four Bedroom Shared Ownership Houses



FRONT ELEVATION



GROUND FLOOR



FIRST FLOOR

F/F - Space for Fridge/Freezer B - Boiler

\* Plot 41 DOES NOT have the windows shown

† Plot 42 is handed from the plans shown



**020 8148 4923**



**landgah.com/northfield-lane**

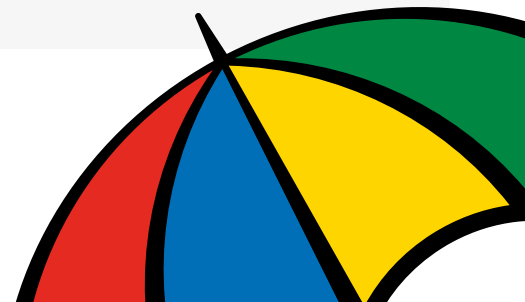
The floor plans provided are intended to only give a general indication of the proposed floor lay out and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build. For further clarification regarding the treatment of individual plots, please ask our Sales Associates. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

### Plot Nos. 41 & 42<sup>†</sup>

TOTAL AREA: 102.6 SQ M 1,104 SQ FT

LIVING ROOM	5.37m x 4.93m	17' 7" x 16' 2"
KITCHEN / DINING ROOM	4.52m x 3.75m	14' 10" x 12' 4"
BEDROOM 1	3.82m x 3.17m	12' 7" x 10' 5"
BEDROOM 2	3.64m x 2.18m	11' 11" x 7' 2"
BEDROOM 3	3.29m x 3.36m	11' 0" x 10' 9"
BEDROOM 4	4.01m x 2.14m	13' 2" x 7' 0"

**Afford. Live. Love.**



# Northfield Lane

Northfield Lane, Barnstaple EX31 1AN



## Specification

### Kitchen

- Contemporary kitchen in Cashmere Grey with chrome handles
- Wood effect laminate worktop with matching upstand
- Stainless steel splashback to hob
- Stainless steel 1½ bowl sink with chrome mixer tap
- Zanussi electric single oven, ceramic hob and stainless steel chimney hood
- Space for fridge/freezer
- Space for washing machine
- Removable base unit for future dishwasher installation

### Cloakroom

- Contemporary white close coupled toilet and basin
- Chrome mixer tap
- Splashback tiling to basin

### Bathroom

- Contemporary white bathroom suite comprising bath, close coupled WC, pedestal basin with chrome mixer tap.
- Glass shower screen to bath
- Thermostatic bath/shower mixer over bath
- Large format grey wall tiling to bath and splashback tiling to basin area

### Flooring

- Amtico wood effect flooring to ground floor and bathroom
- Twist pile carpet to stairs, landing and bedrooms

### General

- White PVCu double glazed windows
- Walls, ceilings, architraves and skirtings painted white
- White panel internal doors with chrome ironmongery
- Gas central heating via Combi boiler and white contemporary radiators
- NHBC 12 year build warranty

### Electrical


- Track light to kitchen
- Light fitting to cloakroom and bathroom
- Pendant lighting to all other areas
- White sockets and switches throughout
- TV point to living room
- Telephone point to hall and living room
- Smoke and carbon monoxide detectors
- Extractor fan to cloakroom and bathroom
- Shaver socket to bathroom
- Light to front elevation

### External

- Two parking bays per property
- Paved patio area
- Turf to rear garden
- 1.8m high timber fencing to rear garden

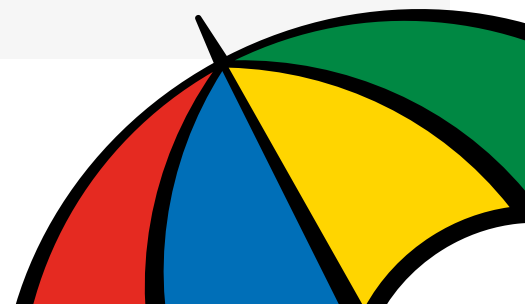
**For further information call or visit:**

 **020 8148 4923**

 **landgah.com/northfield-lane**

Above all subject to agreement on variations to the contract specification

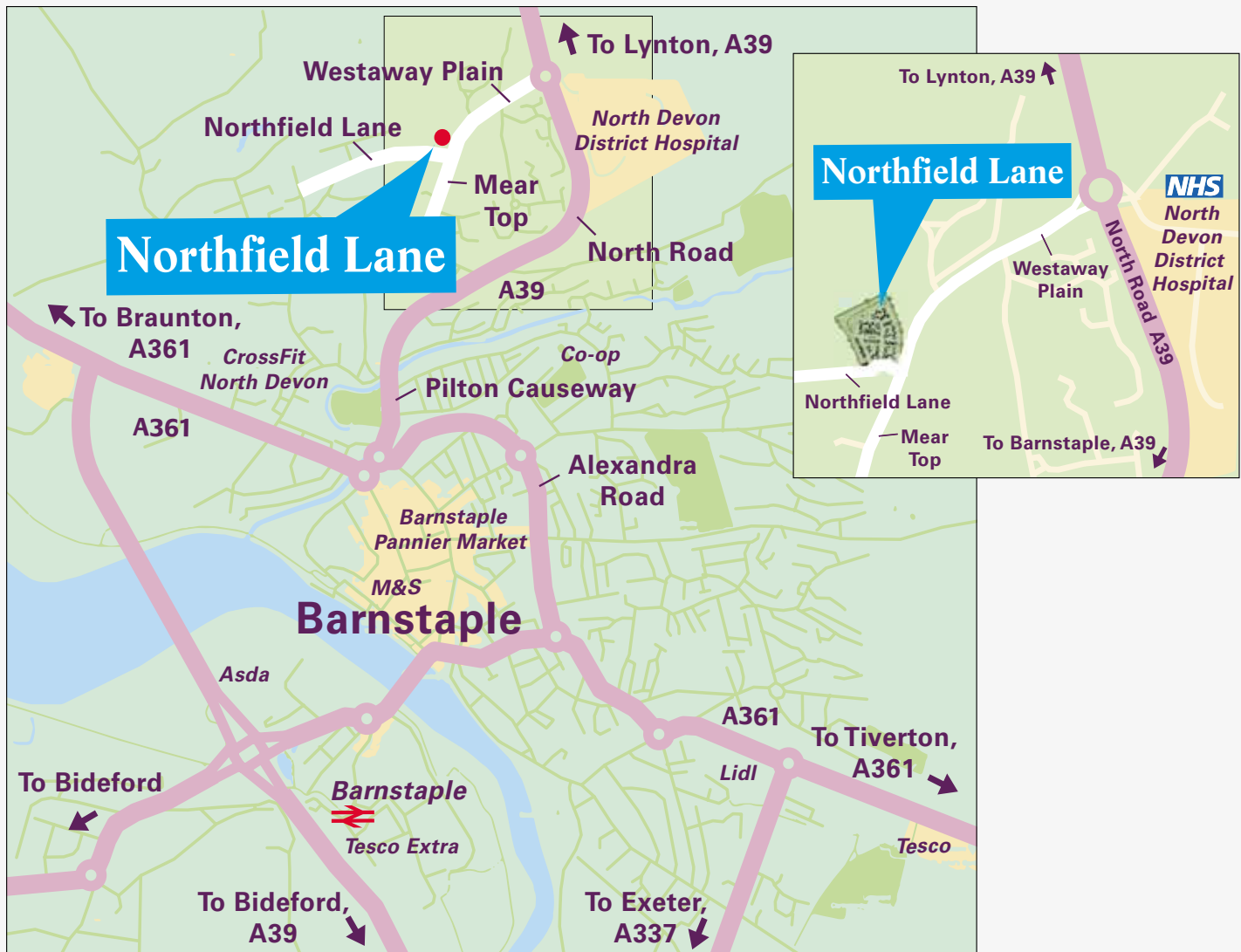
**Afford. Live. Love.**



# Northfield Lane


Northfield Lane, Barnstaple EX31 1AN

## How to find us



For further information call or visit:

 020 8148 4923

 [landgah.com/northfield-lane](http://landgah.com/northfield-lane)

**Afford. Live. Love.**

