

# Old Forest Lane

---Gilpinstown Road---



## The Primrose & The Bramble

**ROXBOROUGH**  
**RESIDENTIAL**

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# The Primrose



Ground Floor



First Floor



Second Floor



Ground Floor

Sunroom	3.4m x 3.5m	11' 2" x 11' 5"
Kitchen/Dining	4.2m x 3.3m	13' 8" x 10' 8"
Utility	1.7m x 3.3m	5' 3" x 10' 8"
WC	2.0m x 1.0m	6' 6" x 3' 3"
Lounge	3.9m x 5.8m	12' 8" x 19' 0"

First Floor

Bedroom 1	3.9m x 3.6m	12' 8" x 11' 8"
Bedroom 2	3.2m x 3.3m	10' 5" x 10' 8"
Bedroom 3	2.7m x 3.3m	8' 9" x 10' 8"
Bathroom	2.7m x 2.0m	8' 9" x 6' 6"

Second Floor

Bedroom 1	4.9m x 4.8m	16' 1" x 15' 7"
En Suite	3.7m x 1.4m	12' 1" x 4' 6"
Wardrobe	2.2m x 1.3m	7' 2" x 4' 3"

The architectural perspective is for illustration purposes only, as such, the elevation shown may vary from the actual finish on site. Floor plans are not drawn to scale and dimensions are approximate. Whilst we endeavour to make our sales information accurate and reliable, they should not be relied upon as statements or representations of fact and do not constitute as part of an offer or contract.

# The Bramble



Ground Floor

First Floor



Ground Floor

First Floor

Sunroom	3.5m x 3.3m	11' 5" x 10' 8"
Kitchen/Dining	4.2m x 3.3m	13' 8" x 10' 8"
Utility	1.7m x 3.3m	5' 6" x 10' 8"
WC	2.0m x 1.0m	6' 6" x 3' 3"
Lounge	3.9m x 5.8m	12' 8" x 19' 0"

Bedroom 1	3.9m x 3.6m	12' 8" x 11' 8"
En Suite	2.0m x 1.3m	6' 6" x 4' 3"
Bedroom 2	3.2m x 3.3m	10' 5" x 10' 8"
Bedroom 3	2.7m x 3.3m	8' 9" x 10' 8"
Bathroom	2.7m x 2.0m	8' 9" x 6' 6"

The architectural perspective is for illustration purposes only, as such, the elevation shown may vary from the actual finish on site.

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# Site Plan



The Bramble - £249,995



The Primrose - £275,000



Optional Garage - £20,000



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## The Specification

- 10 Year ICW Structural Warranty
- Double Glazed high performance lockable UPVC coloured Windows
- Mains gas central heating
- High thermal and energy efficiency rating
- Traditional build

## The Interiors

- Comprehensive range of electrical sockets throughout and pre wired for satellite
- USB socket in Living Room, Kitchen and Master Bedroom
- Chrome facings in all ground floor rooms
- Burglar Alarm Fitted
- 5 Panel painted internal doors with chrome ironmongery, painted skirting, architraves, stair handrails and balustrades
- Wood burning stove with granite hearth
- Solid wood venetian blinds
- Perfect fit door systems

## The Kitchens & Utility Rooms

- A choice of fully fitted kitchens and utility rooms.(where applicable from selected range)
- Integrated appliances where applicable including, built in oven and electric hob, extractor hood, dishwasher and fridge freezer
- Spotlights in Kitchen /Dining

## The Bathrooms, En-suite & WC

- Partial tiling with feature wall behind free standing bath
- Centrally heated chrome towel rails in Bathroom and ensuite
- Spotlights in Bathroom and ensuite
- LED feature mirrors in bathroom and ensuite
- Cubicle pod showers

## The Floor Coverings and Tiles

- Ceramic floor tiling to, hall, kitchen/dining, utility room and WC with fully tiled bathroom and ensuite
- Splash back tiling to all wash hand basins
- Carpets to stairs and landing, living room and all bedrooms
- Inner chambers granite tile effect

## The Exteriors

- Front and rear rolled lawns
- Tarmac driveway with parking for 2 cars.
- High close board timber fencing to rear garden boundaries.
- Traditional masonry construction with brickwork.
- LED feature light to front and rear doors.
- Paved paths and small patio area

Specifications can be altered at any point at the discretion of the developer. N.B. Garages are not included and only available on selected sites and also subject to change at the developers discretion.