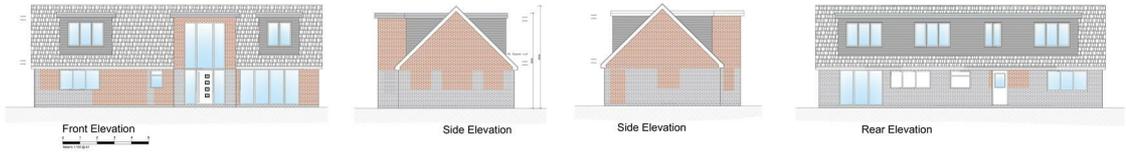
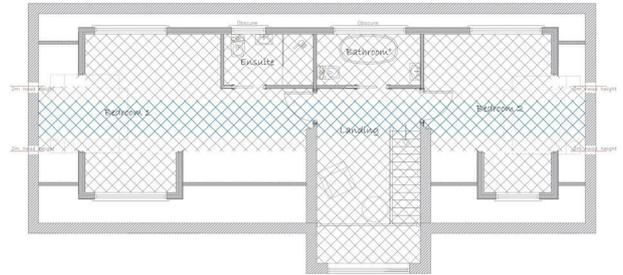


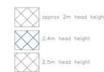
PROPOSED



Ground Floor Plan
 Meter's 1:50 @ A1



First Floor Plan



PLANNING ONLY PLANS
 NOT TO BE USED FOR CONSTRUCTION

<p>Wall Key</p> <ul style="list-style-type: none"> 100mm External Wall 100mm cavity wall - insulation to specification 100mm internal wall blockwork - 220mm 100mm Stud Walls - 150mm Sound Block Plaster Board Level Redwood Rigid Board Insulation - See Specification 	<p>Materials</p> <ul style="list-style-type: none"> Brickwork Cladding Render Roof Tiles 	<p>Electrical and Heating To clients spec</p> <ul style="list-style-type: none"> Plaster Light Spot Light External Light Switch (All switches 1200mm above floor) Double 13 Amp sockets, 450mm min. above floor Double 13 Amp sockets, 1000mm min. above floor 	<ul style="list-style-type: none"> Smoke detector wired permanently to a separating land circuit Carbon Monoxide Detector BS 5838:2009 (2001) Heat Detector Mechanical extract fan External Tap External 13 Amp sockets, 450mm min. above floor 	<p>NOTES</p> <p>ALL DIMENSIONS TO BE FINISHED UNLESS INDICATED TO THE CONTRARY.</p> <p>ALL WORK TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010 AND THE BUILDING ACT 2010.</p> <p>THESE PLANS ARE FOR INFORMATION ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION WITHOUT THE PERMISSION OF THE ARCHITECT.</p> <p>IF ANY DIMENSIONS ARE MADE TO DIFFER FROM THOSE SHOWN ON THESE PLANS, THE DIMENSIONS SHOWN ON THE PLANS SHALL PREVAIL.</p> <p>THIS DRAWING IS THE PROPERTY OF DK DESIGNS AND IS NOT TO BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF DK DESIGNS.</p>		<p>DK DESIGNS FUTURE PROJECTS TODAY</p> <p>7A HAYWOOD HOUSE, HYDRA BUSINESS PARK NETHER LANE SHEFFIELD S25 1ZK TEL OFFICE: 07591 206852 WEB: WWW.DK-DESIGNS.CO.UK</p>	<p>Mr Steven Terrill</p> <p>5 Little Lane, Calverton, Nottingham PROPOSED FLOOR PLANS & ELEVATIONS</p> <p>1:100 1:50 @ A1</p> <p>APR 25</p>
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5 Little Lane

Calverton, Nottingham NG14 6JU

Asking Price £589,000 Freehold

A unique opportunity to purchase a brand new four bedroom detached dormer home currently under construction in a quiet and secluded part of Calverton. Designed with modern, eco-conscious living in mind, the property will offer flexible accommodation, three bathrooms, open plan living space, parking for two cars and potential for buyer personalisation.

Ground Floor

Entrance Hall

13'0 x 8'0 approx (3.96m x 2.44m approx)

Lounge

20'0 x 13'0 approx (6.10m x 3.96m approx)

Kitchen/Dining Area

17'0 x 12'0 approx (5.18m x 3.66m approx)

Utility Room

7'0 x 6'0 approx (2.13m x 1.83m approx)

Bedroom Three

12'0 x 10'0 approx (3.66m x 3.05m approx)

Bedroom Four/Office

11'0 x 9'6 approx (3.35m x 2.90m approx)

En-Suite

7'0 x 4'6 approx (2.13m x 1.37m approx)

Bathroom

8'0 x 6'0 approx (2.44m x 1.83m approx)

First Floor

Master Bedroom

26'2" x 13'1" approx (8m x 4m approx)

En-Suite

8'0 x 5'0 approx (2.44m x 1.52m approx)

Bedroom Two

13'0 x 11'0 approx (3.96m x 3.35m approx)

Bathroom

8'0 x 6'0 approx (2.44m x 1.83m approx)

Agents Notes: Additional Information

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 16mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.