



INGLEWOOD GARDENS

BROUGHTON-IN-FURNESS

OVERVIEW



An exclusive development of two high quality contemporary styled detached bungalows created to provide modern, bright and spacious homes. The bungalows are designed to be both low maintenance and energy efficient with under floor heating, solar panels and high levels of insulation to minimise the impact on the environment and reduce emissions.

The contemporary design includes features such as Cambrian slate roof, low maintenance wood effect cladding, anthracite UPVC windows, composite doors and smooth system rendering.

The plots provide generous gardens and each bungalow has a detached garage and ample parking space. The location at Foxfield is close to the amenities provided in the picturesque village of Broughton-in-Furness and with excellent rail and road transport links.

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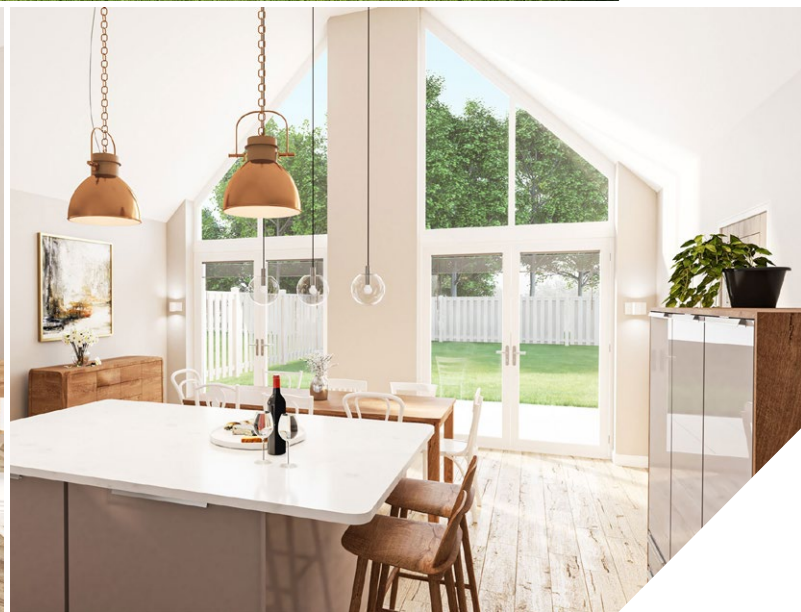
DESIGN • BUILD • DEVELOP



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Neil Price Ltd has been established for over 25 years and has built an outstanding reputation for providing high quality homes and excellent customer service throughout Furness and South Lakeland. Their in house team complete all aspects of development from initial concept to handover and aftercare. The properties at Inglewood are offered with third party professional consultants certificates for additional peace of mind.

A key design aspect of both properties is the large kitchen diner which incorporates a vaulted ceiling and twin French doors with glazing above to allow natural light to flood in. The lounge at the front of the property offers views of Black Coombe and the master bedroom benefits from an En-suite while the 2 further double bedrooms have access to the 4 piece bathroom. The bungalows also offer cloaks, w/c, entrance vestibule, integrated storage cupboards and utility room with space for washer, dryer and sink unit.

The images shown are for illustration purposes only. Whilst every care is taken to ensure accuracy of information, we cannot take responsibility for any error or misdescription and we reserve the right to alter or amend designs and specifications without prior notice. The information contained herein is for guidance only and does not form part of any contract or warranty. External finishes may vary from those shown and any dimensions given are approximate and sizes may vary from those indicated.

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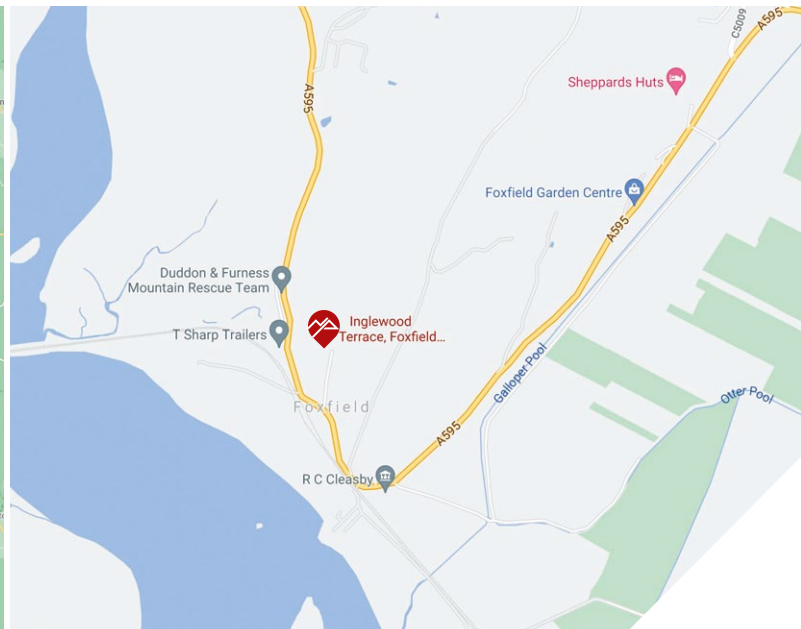
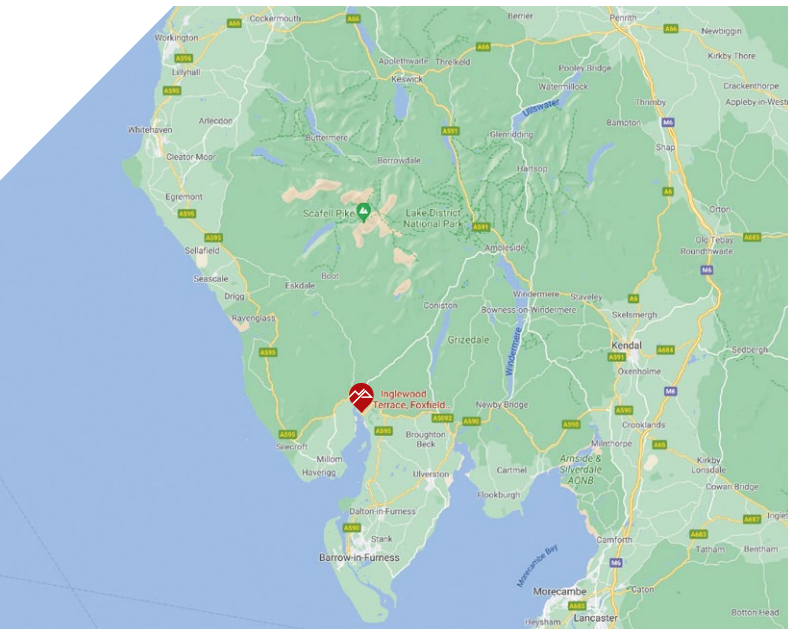
BROUGHTON-IN-FURNESS

SITE PLAN

PLOT 2



PLOT 1



Inglewood Terrace • Foxfield • Broughton-in-Furness • LA20 6BX

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LOCATION



THE BLACK COCK INN



HIGH CROSS



OBELISK

Broughton-in-Furness is a historic market town that dates back to the 11th century, that sits on the edge of the Lake District Fells and the beauty of the Duddon Valley. The focus of the town is a cobbled Georgian style market square with a 19th century obelisk at its centre that marks the jubilee of George 3rd in 1810.



A popular destination for visitors to the Lake District, and with easy access into the national park, the town is also well served with guests houses, cafes and pubs.



The railway station at Foxfield, and a local bus service enables connection to local major towns and shopping centres in Barrow-in-Furness.



Other amenities include a CofE Primary School, and St Mary Magdalene Anglican Church.

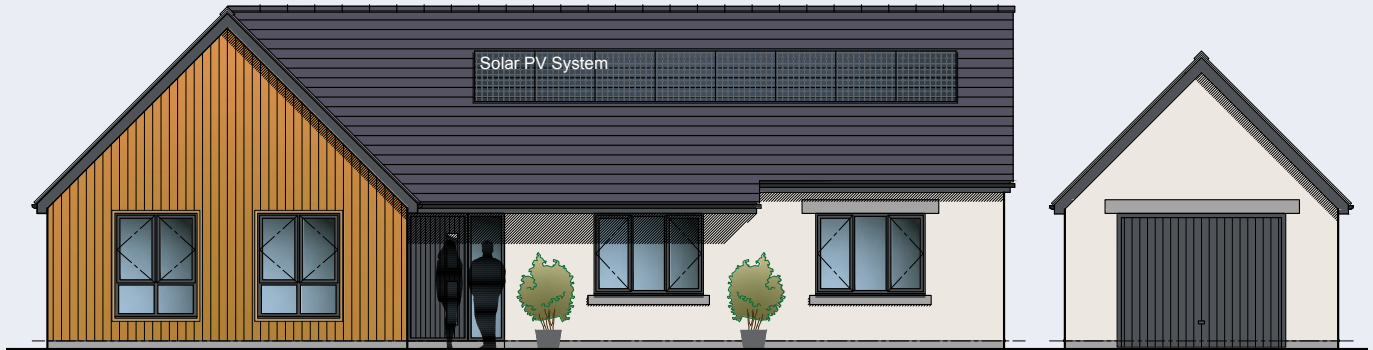




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BROUGHTON-IN-FURNESS

ELEVATION & KEY FEATURES



FRONT ELEVATION (WEST)



REAR ELEVATION (EAST)

PLOT 1 SHOWN ABOVE

KEY FEATURES

- Contemporary, high specification 3 BEDROOM detached bungalow
- Choice of fully fitted bespoke KITCHEN (*subject to build stage*)
- UNDERFLOOR heating and photovoltaic panels
- Spacious 4 PIECE BATHROOM and MASTER ENSUITE
- Large open plan vaulted KITCHEN/DINER opening to GARDEN via twin french doors
- Extensive driveway with detached GARAGE
- Conveniently situated close to Foxfield Station, Broughton-in-Furness and the LAKES
- Expansive GARDEN areas
- Choice of BATHROOM sanitaryware and tiling (*subject to build stage*)
- Low maintenance and energy efficient

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SPECIFICATION & FLOOR PLAN

ENTRANCE HALL

- Composite entrance door with sidelight
- Underfloor heating
- Storage cupboard
- Alarm panel

GROUND FLOOR WC

- Underfloor heating
- Choice of sanitaryware*
- Choice of tiling
- Heated towel rail

KITCHEN/DINER

- Vaulted ceiling
- Twin french doors with glazing above leading to GARDEN
- Choice of fully fitted bespoke kitchen*
- Space for island unit
- Choice of integrated appliances*
- Choice of tiling*
- Underfloor heating
- TV Point

UTILITY ROOM

- Underfloor heating
- Choice of units and worktops*
- Choice of tiling*
- Space for washing machine and tumble dryer
- Rear door leading to GARDEN

LOUNGE

- High and low TV points providing a variety of furnishing options
- BT point
- Fused spur ready for electric fire
- Underfloor heating

MASTER BEDROOM

- Spacious room for king size bed
- Ensuite Bathroom
- TV point
- Underfloor heating
- French doors leading to rear GARDEN

ENSUITE TO MASTER BEDROOM

- Choice of sanitaryware*
- Choice of wall tiling*
- Choice of LVT (Luxury Vinyl Tile) flooring*
- Heated towel rail
- Shaver/electric toothbrush charging points

BEDROOM 2

- Spacious Double sized bedroom
- Built in cupboards
- TV point

BEDROOM 3

- Spacious Double sized bedroom
- TV point

FAMILY BATHROOM

- Plumbing for 4 piece bathroom
- Choice of sanitaryware*
- Choice of wall tiling*
- Choice of LVT (Luxury Vinyl Tile) flooring*
- Heated towel rail
- Shaver/electric toothbrush charging points

DETACHED GARAGE

- Electric operated up and over door
- Lighting
- Power points
- Cold tap

CONSTRUCTION

- Cavity brick/block walls fully filled with 125mm Knauf full fill insulation and lined with insulated plasterboard
- 150mm insulation to ground floor
- Traditional cut rafter roof to kitchen/diner with 150mm solid insulation and lined with insulated plasterboard
- Trussed roof construction insulated with 400mm mineral wool insulation
- Anthracite grey uPVC windows

ELECTRICAL

- Generous electrical specification throughout
- TV Points in all BEDROOMS, KITCHEN/DINER and LOUNGE
- BT point
- Electric up and over garage door
- Mains powered smoke and heat detectors with battery backup
- Programmable alarm system
- External power socket
- Electrical lighting throughout

HEATING AND EFFICIENCY

- 'B' rating energy efficiency
- 2.3KW Solar PV Panel system
- 'A' rated oil combination boiler
- Ground floor underfloor heating wet system with individual thermostat zones
- uPVC windows with energy saving 20mm air gap, low E glazing and 10 year guarantee on glazing and frames
- High levels of insulation throughout
- Low energy lighting and LED downlighters

FINISHES AND FEATURES

- Vaulted ceiling to KITCHEN/DINER
- Double patio doors to KITCHEN/DINER
- Patio door to MASTER BEDROOM
- Oak veneer doors
- Glazed oak veneer doors to hallway, kitchen and lounge
- Choice of LVT (Luxury Vinyl Tile) flooring to all BATHROOMS*
- Choice of fully fitted kitchen and sanitaryware*
- Chrome handles

EXTERIOR SPECIFICATION

- Natural slate roof
- Low maintenance wood effect cladding to feature gable elevations
- Canopies above front door and rear utility door
- Extensive DRIVEWAY finished with Lakeland natural blue slate chippings
- Large rear GARDEN
- Patio to rear garden
- High timber fence between plots
- External lighting on all elevations
- External power socket
- Outside cold water tap

* subject to build stage



PLOT 1 SHOWN (PLOT 2 opposite handed)

Kitchen/Dining	6.17 x 5.17m
Lounge	5.17 x 4.92m
Utility	2.77 x 2.01m
Cloakroom	1.82 x 1.45m
Master Bedroom	4.52 x 3.56m
Ensuite to Master Bedroom	2.15 x 1.75m
Bedroom 2	3.37 x 3.69m
Bedroom 3	3.60 x 3.69m
Family Bathroom	3.01 x 2.15m
Garage	7.90 x 4.0m