

# Kingsdale Lodge

The Kingsdale is Pemberton's flagship park home and has an appealing CanExel and Stucco exterior, bay windows in a choice of 4 different colours and dual entrances with an open sight line from the hallway to the utility area. This home has been designed to free flow from one room to another but with the option to have a closed off lounge and a door from the hallway to the kitchen/utility.





PLATINUM



PLATINUM



*Pemberton Kingsdale 40x20 2 bed Platinum shown in optional Canexel Cladding & Stucco with optional Anthracite Windows & Doors*



With a eye-catching mirrored splashback to the utility the large work surface is perfect for mixing cocktails for your guests. Both bedrooms have king size beds and stunning wardrobes complete with internal drawers and there is a walk through vanity area linking the en-suite to the master bedroom. Colours are neutral throughout with a pop of blue in the lounge.

### Highlights

- PVCu double glazing with bay windows
- Gas combi central heating system with thermostatic radiator valves
- TV points in both bedrooms
- Integrated washer/dryer, dishwasher and microwave
- Downlit fireplace with electric stove
- Luxurious lounge suite and storage footstool
- Utility room with rear door access
- 5ft upholstered divan in the master bedroom and second bedroom with drawers for storage
- External socket
- Wireless thermostat
- Grain Effect Plastic Cladding
- Lounge Scatter Cushions
- Bedroom Throws and Co-ordinating Scatter Cushions
- Duvet Sets
- High level cooker with separate oven and grill

40ft x 20ft

2 bedroom







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## Platinum Package Option includes the following:

- Aggregate Coated Steel Tile System with a 40 Year Weatherproof Warranty
- Wood effect Panelled Ceiling
- Wallpaper Finish
- Domestic Skirting and Door Casings
- Electric Combination Safe
- Hive Heating System
- Wine Cooler
- Bluetooth Speakers
- Outdoor Tap

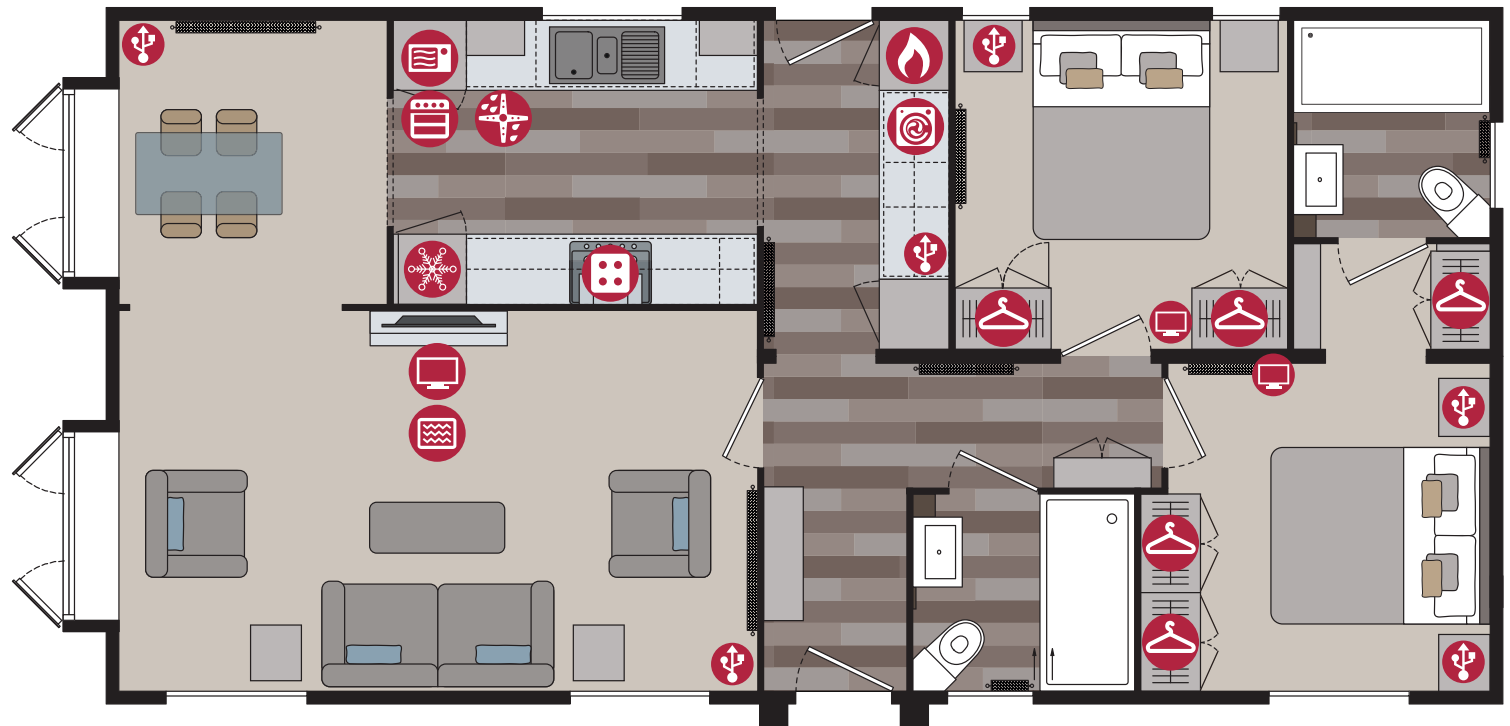
## Residential Specification Option includes the following:

- Roof 250mm insulated
- 100mm thick wall
- Floor minimum 65mm insulated
- Windows low E glass and Argon filled
- Superior Insulation U values exceeding the British Standard

- |   |                |   |               |
|---|----------------|---|---------------|
|    | Cooker         |    | USB Point     |
|    | Hob            |    | TV Space      |
|    | Fridge-Freezer |    | Electric Fire |
|  | Microwave      |  | Patio Doors   |
|  | Washer/Dryer   |  | French Doors  |
|  | Dishwasher     |  | Bifold Doors  |
|  | Boiler         |  | Wardrobe      |



40ft x 20ft - 2 bedroom







### Options available to order

- Residential Specification to BS3632 available in all cladding types
- Patio doors to front elevation
- Wine cooler
- Closed off lounge
- Bath in lieu of shower
- Platinum Package
- Kingsdale Lodge available in Canexel Cladding
- Lift up storage bed
- All electric version including central heating

For further details see standard features checklist on pages 76-77.