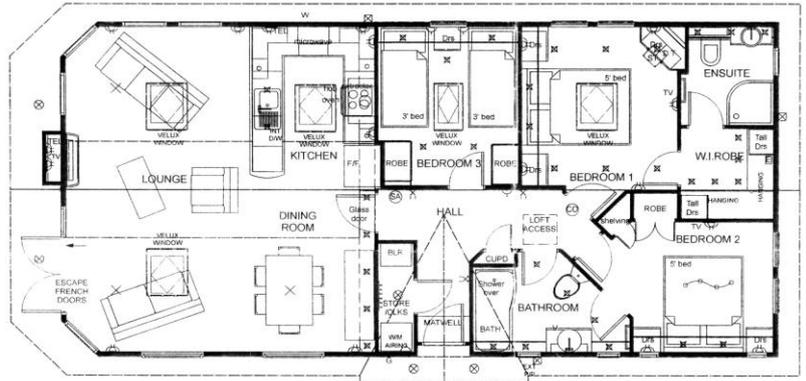




Utopia 2 45'x22' luxury lodge

The Utopia-2 redefines the art of luxury lodge, in as much that it offers the ultimate in contemporary living. This is a beautifully designed home that is modernity at its best and its cool calming interior is the ideal environment in which to relax. Each room is meticulously designed with particular attention to detail. The classic exterior canopy with subtle down lighters and French doors that open out onto an area that is ideal for decking, make it the perfect space for outdoor entertaining on warm summer evenings.



- French doors with access to decking, outdoor lights
- Canaxel exterior cladding
- UPVC Fascias
- Built under oven
- Free standing fridge freezer and ice maker
- Built in Microwave
- Astracast sink and accessory pack
- Stainless Steel kitchen extractor vented to the outside
- Two carousels in kitchen cupboards
- Matching splash back in the kitchen
- Callagaris Italian dining furniture
- Mains supply shower over bath
- Harlequin fabrics and wall papers
- Automatic Velux windows with blinds
- Rain sensors fitted to all Velux windows
- 70mm Kingspan cool Therm Insulation throughout
- Chimney breast and recess for flat screen tv
- Burley Hambleton fire with remote control
- Free standing Washer/dryer
- Upgraded bathroom furniture
- Upgraded lighting to kitchen and under locker lighting
- Upgraded hall lighting
- Koto doors and furniture
- 80/20 wool based carpet
- Energy efficient LED's and lighting.



- New style 22' wide lodge
- Condensing Combi boiler with hot water storage.
- Wet under floor heating in lieu of radiators
- Shower wet room with electric under floor heating.
- Reclining leather furniture upgrade
- Soft furnishings included throughout
- Decking available
- Close boarded skirting to match the exterior
- Fitted burglar alarm with rear security light
- Flat screen LCD Tv
- Integrated dishwasher
- Walk in Wardrobe in En-suite
- Chrome heated towel rails in bathrooms
- TV points in all bedrooms
- Loft access
- Recessed floor mat in hall
- Exterior plug socket
- Remote controls for entrance gates
- Parking for two cars
- **£ TBA**



French doors lead into the light and airy living room with its vaulted ceiling. Superb quality furniture and fittings and clever lighting combine to make this a beautiful space in which to entertain or simply unwind. There are three stunning bedrooms in this lodge, all perfectly fitted with your comfort in mind. The master bedroom has a walk in wardrobe and lovely en-suite.





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