

The Willows

Blackpool



JONES
HOMES

Live the luxury lifestyle

If you dream of living in a beautiful home, with a high quality interior in a sought-after location, it can all be yours at The Willows.

Located between Blackpool and Lytham St Annes, this small and exclusive collection of just six, traditionally-built, four bedroomed detached family homes, is in a prestigious development of just 3 house styles.

Each two storey house will be built to Jones Homes' exacting standards, featuring a floor layout that maximises space and a superior specification. Designed with modern living in mind, the light and airy interiors will offer plenty of space to work, play and relax in style.

ALL OUR HOMES ARE BUILT ON THE SAME VALUES

Every single Jones home, is built with the same attention to detail, the same quality craftsmanship and the same traditional values.

These are exactly the same as they were when we first started building, over 55 years ago. Which is why we believe our values are the most steadfast in the industry.

Exclusively Jones.





Building quality homes in all the best locations

Nestled between the popular resorts of Blackpool and Lytham St Annes, The Willows is perfectly positioned to enjoy the best of what both destinations have to offer.

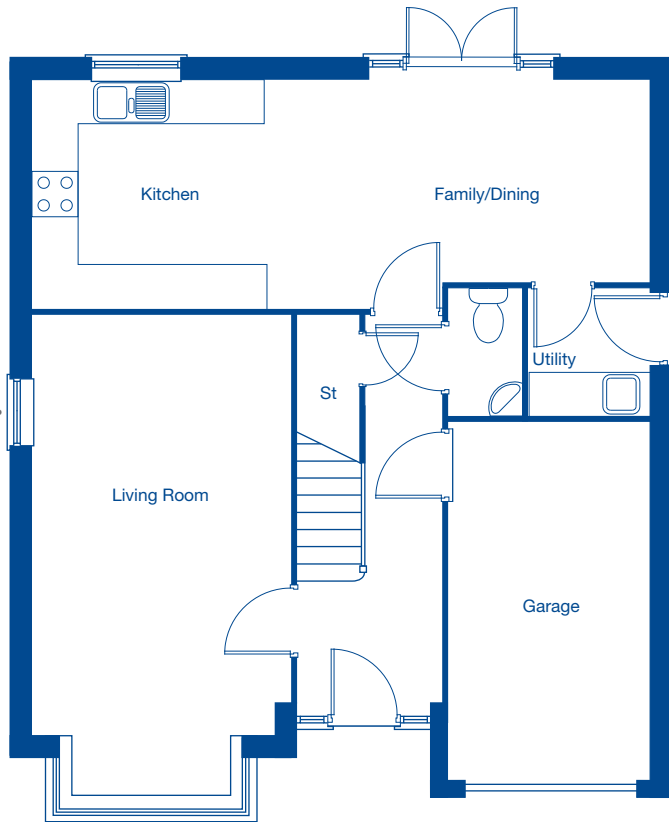
Just 3 miles from the seafront, The Willows is ideal for those wishing for the quiet life, but with easy access to a wide range of amenities. One of which is a retail park under a mile away.

A short drive can take you to the heart of the nation's favourite seaside resort with a variety of family attractions including the world famous Blackpool Tower, Blackpool Pleasure Beach and Blackpool Illuminations.

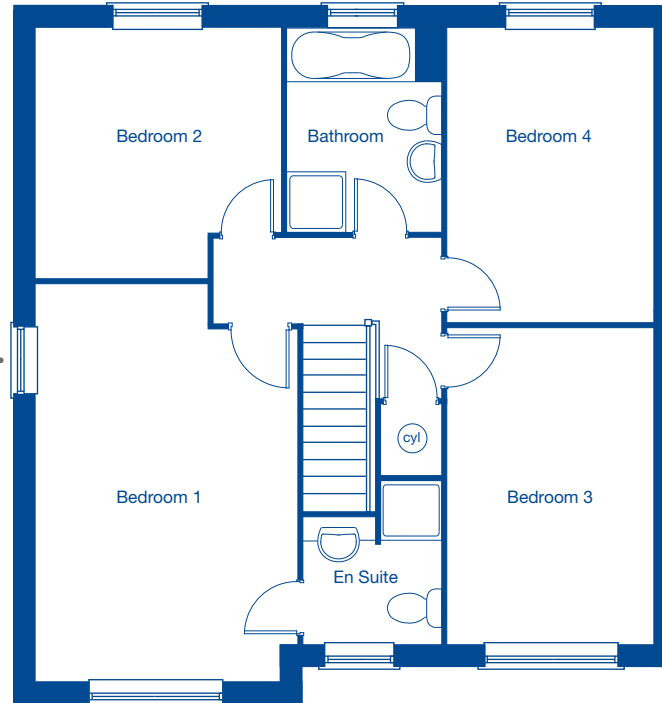
Away from the hustle of the promenade, Blackpool also hosts a number of festivals, events and music concerts ensuring

entertainment for all. The highly desirable Lytham St Annes is nearby, offering a more laid-back lifestyle with access to many coastal walks.

Commuters are perfectly placed at The Willows, with a short drive to the M55 motorway taking you to Preston just 15 miles away, and further afield to the big cities of Manchester and Liverpool, both just over 50 miles away.



Ground Floor



First Floor



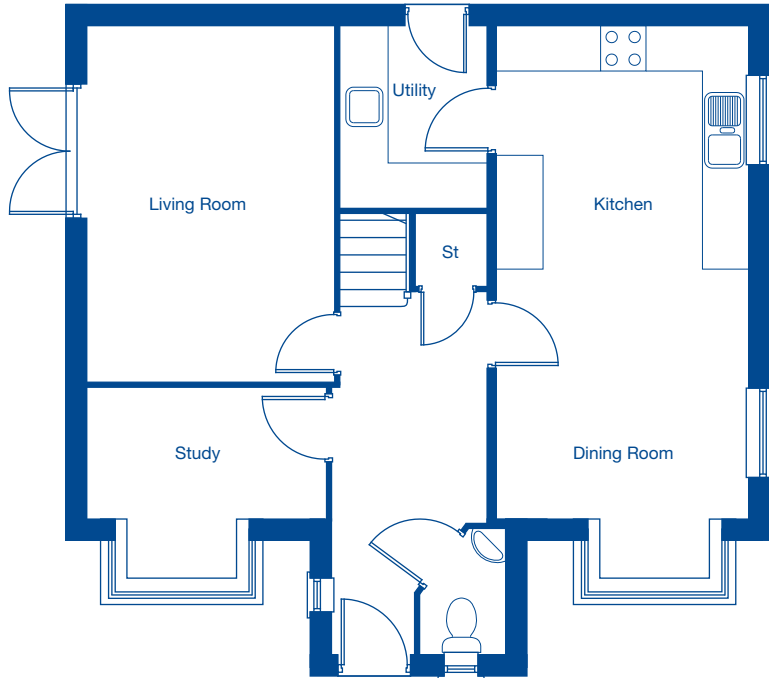
Ground Floor

Living Room	6.15m [*] x 3.34m [*]	20'2" x 10'11"
Kitchen/Family/Dining	8.05m [*] x 2.94m [*]	26'5" x 9'8"
Garage	4.63m x 2.48m	15'2" x 8'2"

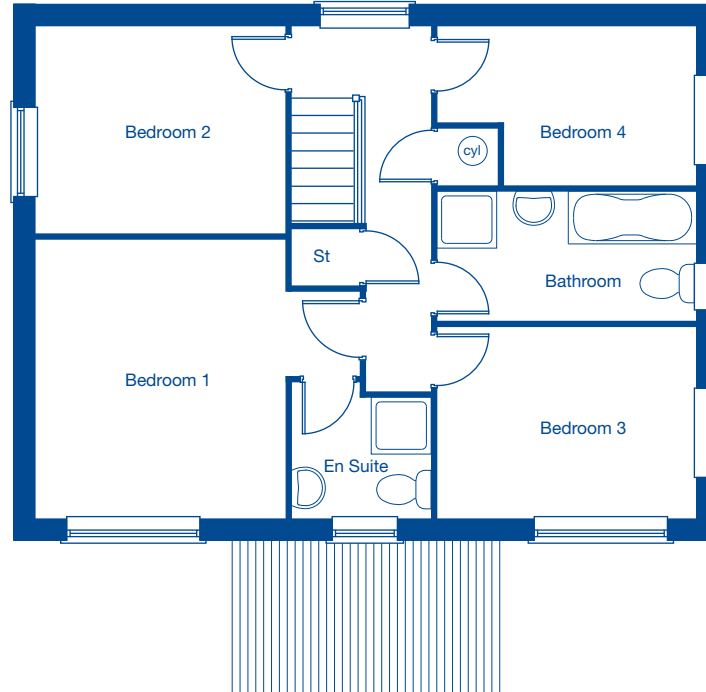
First Floor

Bedroom 1	5.20m [*] x 3.40m [*]	17'1" x 11'2"
Bedroom 2	4.15m x 2.64m	13'8" x 8'8"
Bedroom 3	3.21m [*] x 3.18m [*]	10'6" x 10'5"
Bedroom 4	3.80m x 2.64m	12'6" x 8'8"

^{*} Denotes maximum dimension
 • Windows to Plot 1 only



Ground Floor



First Floor

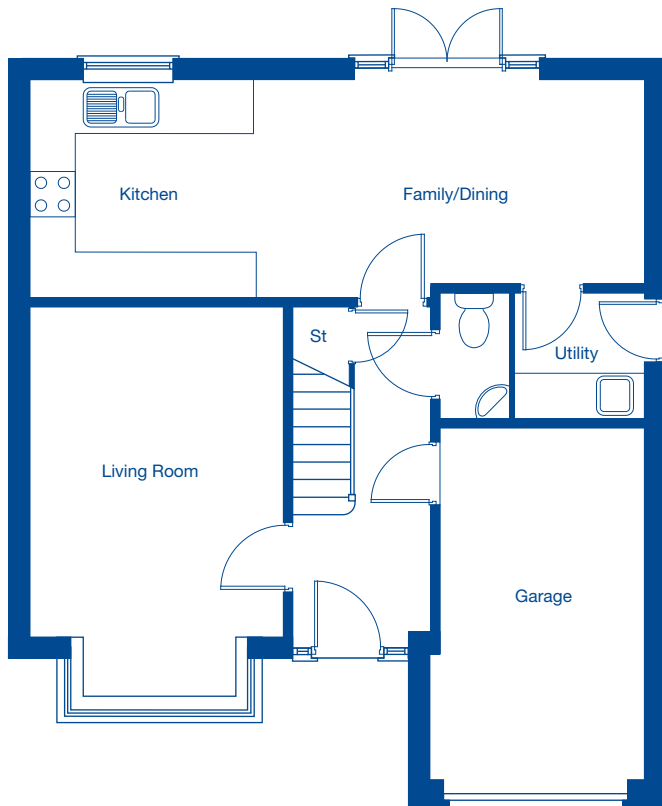
Ground Floor

Living Room	4.61m x 3.27m	15'2" x 10'9"
Kitchen/Dining	7.04m [*] x 3.30m	23'1" x 10'10"
Study	3.31m x 2.33m [*]	10'3" x 7'8"

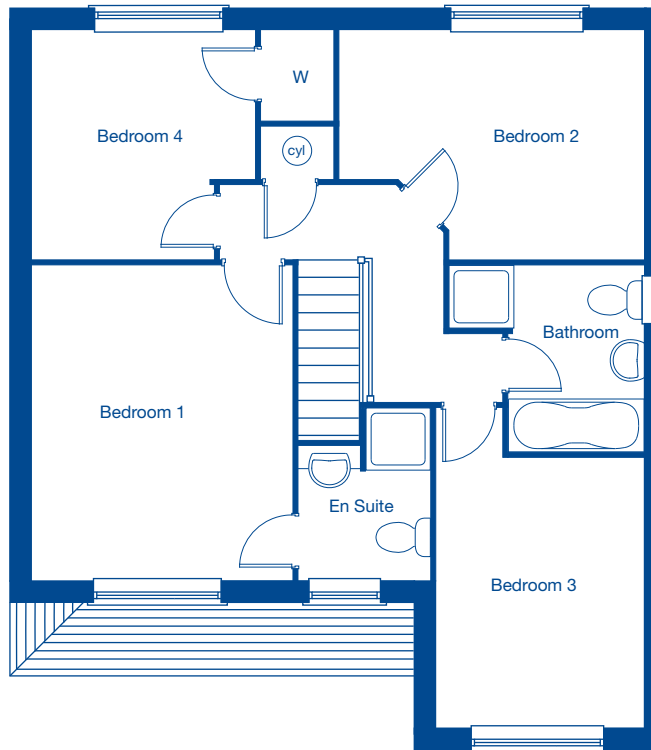
First Floor

Bedroom 1	3.67m x 4.26m [*]	12'1" x 14'0"
Bedroom 2	3.27m [*] x 2.65m	10'9" x 8'8"
Bedroom 3	3.40m x 2.51m	11'2" x 8'3"
Bedroom 4	3.40m [*] x 2.02m	11'2" x 6'8"

^{*} Denotes maximum dimension



Ground Floor



First Floor




Ground Floor

Living Room	5.00m ² x 3.34m ²	16'5" x 10'11"
Kitchen/Family/Dining	8.02m ² x 2.75m ²	26'4" x 9'0"
Garage	4.58m x 2.71m ²	15'0" x 8'11"

First Floor

Bedroom 1	4.18m x 3.40m	13'9" x 11'2"
Bedroom 2	4.00m ² x 2.87m ²	13'0" x 9'5"
Bedroom 3	4.21m ² x 2.65m ²	13'10" x 8'9"
Bedroom 4	2.95m x 2.87m	9'8" x 9'5"

* Denotes maximum dimension

-  The Davenham, 4 bedroom detached home
-  The Holcombe, 4 bedroom detached home
-  The Banbury, 4 bedroom detached home



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Blackpool



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Specification

General	Detached
Double glazed PVCu windows with low 'E' glazing, with easy clean hinges and featured glazing**	•
Smooth plastered ceiling throughout	•
White gloss painted 2 panel doors with polished chrome furniture	•
White gloss architrave and skirting	•
White PVCu double glazed French doors	•
TV point to lounge, family room, study* and all bedrooms	•
BT points to kitchen, hall, lounge, study* and bedroom 1	•
Oak handrail with lacquered finish and white gloss painted newel post and spindles	•
Condensing boiler positioned in the garage or utility	•
Thermostatic controlled radiator valves*	•
Energy saving insulation to wall cavity and roof space	•
Coloured external front door with white internal face** and polished chrome furniture	•
Downlighters / coach light to porch*	•
Colour co-ordinating garage door	•
Alarm system and smoke detectors	•
NHBC buildmark cover	•

Kitchen	
Choice of fitted kitchen with choice of square edge laminate worktops and upstands and stainless steel splashback	•
Reginox 1½ bowl stainless steel sink with single drainer	•
Fully integrated NEFF dishwasher, fridge freezer, double oven and cooker hood	•
Plumbing and power for washing machine	•
LED downlighters in white	•
LED light bar lighting to kitchen wall units	•

Bathroom / En Suite	Detached
Villeroy & Boch sanitaryware with Hansgrohe brassware	•
Aqualisa thermostatic shower to bathroom and en suites*	•
Choice of vanity units to hand basin recess*	•
Illuminated cabinet with heated mirror*	•
Mirror to recess behind basin to en suite*	•
Heated chrome ladder towel rail to bathroom and en suite*	•
Fully tiled walls and floors in a choice of tiles from Porcelanosa*	•
LED downlighters in white	•

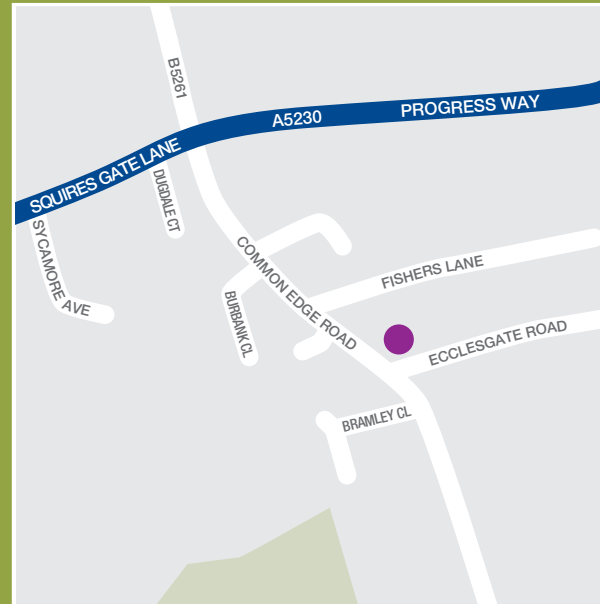
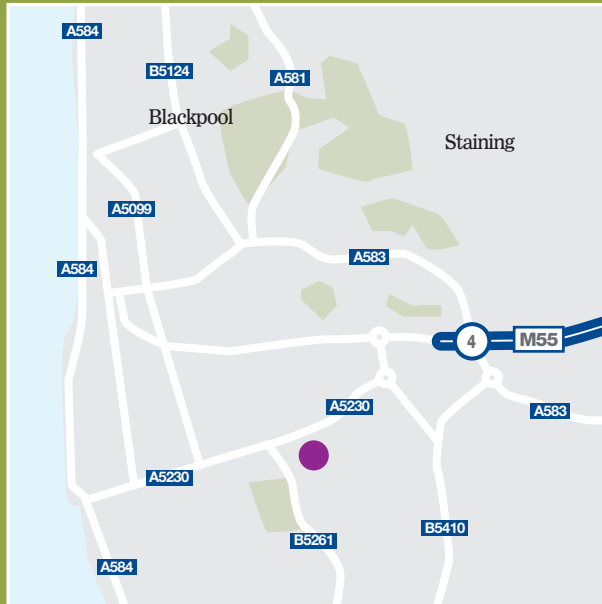
External	
Turfed rear garden with paved patio and landscaped front garden	•
Elevation treatment and finish as individual plot drawings**	•
Cold water tap to garage / adjacent to utility door	•
Fluorescent light to garage	•
Stained 1800mm feather edged boundary fencing to rear garden	•
Tarmac driveway	•

* Where applicable ** As per street scene



The Willows

Fishers Lane, Blackpool, Lancashire FY4 5DN



Head Office:
Newfield House, 5 Fleet Street, Lytham St Annes, Lancashire FY8 2DQ
Telephone: 01253 728760

jones-homes.co.uk

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