



Kitchen/Family 6.97\* x 4.85\* / 12'10"\* x 15'10"\*  
 Lounge 4.50\* x 4.45\* / 14'9"\* x 14'7"\*  
 Study 2.35 x 2.25 / 7'8" x 7'4"

Bedroom 1 3.82\*\* x 3.40 / 12'6"\* x 11'1"  
 Bedroom 2 3.65 x 3.27\*\* / 11'11" x 10'8"\*  
 Bedroom 3 3.22 x 3.42\*\* / 10'6" x 11'2"\*  
 Bedroom 4 3.05 x 2.70\*\* / 10' x 8'10"\*

**1661sqft**

**Specification:**  
**Kitchen**

- Contemporary kitchen design with Silestone worktops and upstands\*\*\*
- Instant boiling hot water tap
- 1 ½ bowl stainless steel sink
- Integrated single oven & combi microwave
- 4 ring gas burner hob
- Chimney hood and extractor fan
- Bosch integrated fridge/freezer – A rated
- Bosch integrated dishwasher – A rated
- Under unit lighting
- Floor tiling to kitchen area\*\*\*

**Utility room**

- Laminate worktops and upstands
- Bosch freestanding washing machine
- Bosch freestanding tumble dryer
- Floor tiling to utility room\*\*\*

**External**

- Insulated anthracite grey front door with multi point locking
- External house name plate with chrome postal numbers with PIR sensored light
- PIR sensored lights to front, utility, rear external and front of garage
- Single garage with electronically powered up and over door
- Power and light to garage
- Adaptable box to garage for future car charging point
- Fully turfed rear garden and landscaped front garden
- Outside tap and socket
- Weathered buff style patio slabs
- Closeboard fencing with timber posts

**Bathroom and en-suites**

- White Roca sanitary ware with contemporary chrome fixtures and fittings
- Family bathroom; Half height tiling to all walls and full height tiling to shower enclosure
- Master en-suite; Full height tiling to all walls
- Second en-suite; Half height tiling to all walls and full height tiling to shower enclosure
- Chrome heated towel rail to bathroom and en-suites
- Mirror over basin to master en-suite
- Shaver socket and light to bathroom and en-suites
- Floor tiling to cloakroom, main bathroom and en-suites\*\*\*

**General Internal**

- Choice of fire surround\*\*\*
- Low energy light fittings
- Satin chrome finish sockets and switch plates
- White PVC double glazed windows
- Built in wardrobes to master bedroom and bedroom 2 with hanging rail
- Oak internal doors
- White satin finish to all woodwork
- White smooth finished ceilings
- Master media point to lounge receiving Digital/SkyQ
- TV points to lounge, kitchen/diner, master bedroom and bedroom 2
- Telephone points to lounge, kitchen, master bedroom and home office area
- LED down lighters to hall, landing, kitchen, dining and breakfast areas, bathroom, en-suites and cloakroom
- Spur for future alarm system
- Thermostatically controlled heating by radiators
- 10 year NHBC warranty

*\*All dimensions are maximums and these floor plans are for representation purposes only*

*\*\* Reduced headroom due to sloped ceiling*

*\*\*\* All choices from developer selection and further optional upgrades are available, both are subject to stage of construction.*

*All dimensions are maximum and these plans are for representation purposes only and may be subject to change. Whilst every attempt has been made to ensure the accuracy of the plans, details and measurements are approximate and no responsibility is taken for any error, omission or mis-statement.*