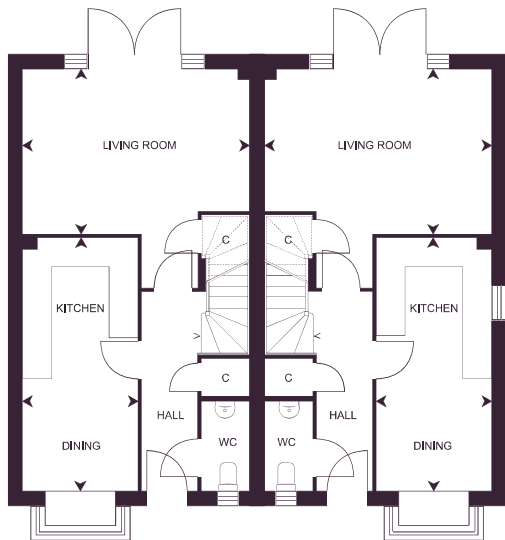
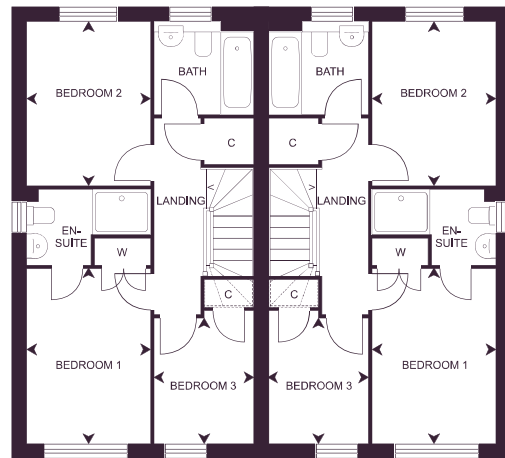




Three bedroom semi-detached homes



GROUND FLOOR



FIRST FLOOR

| | mm | feet and inches |
|--------------------------|-------------|-----------------|
| Kitchen/Dining | 2460 x 5395 | 8'0" x 17'8" |
| Living | 4835 x 3510 | 15'10" x 11'6" |
| Bedroom 1 | 2635 x 3710 | 8'7" x 12'1" |
| Bedroom 2 | 2635 x 3500 | 8'7" x 11'5" |
| Bedroom 3 | 2105 x 2810 | 6'10" x 9'2" |
| Total Sq ft = 947 | | |

Computer generated imagery is indicative only. 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.



SITE PLAN



SPECIFICATION

KITCHEN

- Contemporary kitchen design
- Fitted appliances by Bosch to include; integrated single oven, integrated fridge/freezer (A rated), gas burner hob with stainless steel splashback, chimney hood and extractor fan
- 1 1/2 bowl stainless steel sink
- Plumbing and space for dishwasher
- Plumbing and space for washing machine
- Under unit lighting
- Ceramic tile flooring

BATHROOM

- White Roca sanitary ware with contemporary chrome fixtures and fittings
- Bathroom; half height tiling to walls with sanitary ware and around bath, full height tiling to shower enclosure ‡
- En-suite; half height tiling to walls with sanitary ware, full height tiling to shower enclosure †
- Chrome heated towel rail to bathroom and en-suite †
- Shaver socket to bathroom and en-suite †
- Ceramic tile flooring to cloakroom, bathroom and en-suite †

GENERAL INTERNAL

- Built in wardrobe to master bedroom with hanging rail and shelf (3 beds)*

- White PVC double glazed windows
- White satin finish to all woodwork
- White smooth finished ceilings
- Master media point to lounge receiving Digital/SkyQ
- Wall mounted TV point with HDMI cable built in to lounge
- TV point to master bedroom
- Wall mounted TV point to kitchen/dining (plots 3, 4, 6 & 7 only)
- Telephone points to lounge and master bedroom
- Low energy light fittings
- LED downlighters to hall, landing, kitchen, bathroom, en-suite and cloakroom †
- Spur for future alarm system
- Thermostatically controlled heating by radiators
- 10 year NHBC warranty

EXTERNAL

- Insulated anthracite grey front door with multi-point locking
- Chrome postal number with PIR sensed light
- Fully turfed rear garden and landscaped front garden
- Riven style buff patio slabs
- Outside tap
- Adaptable box for future car charging point (plots 3, 5, 6, 7 & 8 only)
- Larch lap panel fencing with timber posts between rear gardens

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

† En-suite to 3 beds only. ‡ Separate shower enclosure in family bathroom to 2 beds only.