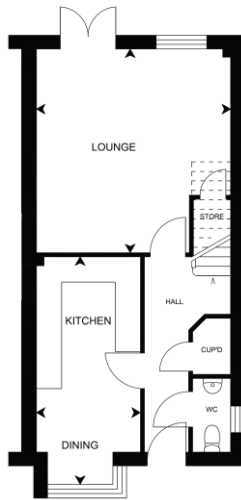


# SILENT GARDEN

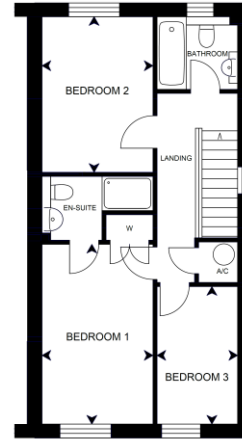
## The Cranbury

### Plot 12



Kitchen/Dining  
Lounge

2.46 x 5.40\* / 8' x 17'8"\*  
4.60\* x 4.83\* / 15'11"\* x 15'10"\*



Bedroom 1  
Bedroom 2  
Bedroom 3

2.61 x 4.22 / 8'6" x 13'10"  
2.61 x 3.65 / 8'6" x 11'1"  
1.89 x 3.23 / 6'2" x 10'6"

961sqff

#### Specification:

##### Kitchen

- Contemporary kitchen design
- 1 ½ bowl stainless steel sink
- Bosch integrated single oven
- Gas burner hob
- Chimney hood and extractor fan
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher
- Bosch integrated washer/dryer
- Ceramic floor tiling

##### General Internal

- Master media point to lounge receiving Digital/SkyQ
- TV points to lounge, kitchen/diner and master bedroom
- Telephone points to lounge, master bedroom and home office
- Low energy light fittings
- LED down lighters to kitchen, bathroom, en-suite and WC
- Wired door bell and spur for future alarm system
- Lighting and power point to garage
- White PVC double glazed windows
- Thermostatically controlled heating by radiators
- Built in wardrobe to master bedroom
- White satin finish to all joinery
- White smooth finished ceilings with coving
- 10 year LABC warranty

##### Bathroom and en-suite

- White Roca sanitary ware with contemporary chrome fixtures and fittings
- Ceramic floor tiling to main bathroom and en-suite
- Thermostatic shower upgrade to main bathroom
- Half height tiling to walls with sanitaryware and full height tiling to shower enclosure
- Chrome heated towel rail to main bathroom and en-suite
- Shaver socket and light to bathroom and en-suite

##### External

- Single garage and allocated parking
- Fully turfed rear south-facing garden
- Riven style patio slabs
- Timber lockable shed with pitched roof
- Close board fencing with timber posts to site boundaries and larch lap panels with timber posts between rear gardens

Please note plot 12 is mirrored

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