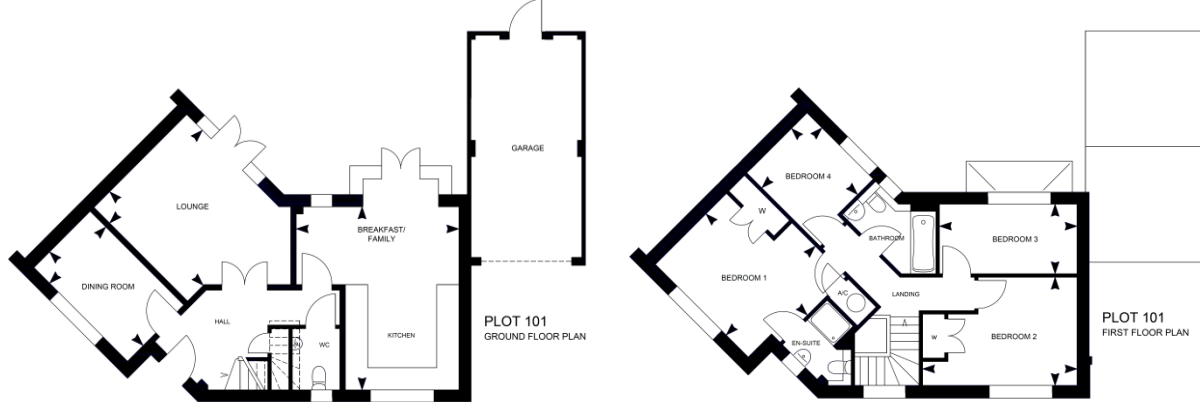


The Nyewood

Plots 100 & 101



Kitchen/Breakfast 4.40* x 4.95* / 14'5"* x 16'2"*
 Dining 3.56 x 2.16 / 11'8" x 7'
 Lounge 3.50 x 3.56* / 11'4" x 11'7"*

Bedroom 1 3.89* x 3.43* / 12'9"* x 11'3"*
 Bedroom 2 4.21* x 2.95* / 13'9"* x 9'7"*
 Bedroom 3 3.75 x 1.89 / 12'3" x 6'2"
 Bedroom 4 2.55 x 2.31 / 8'4" x 7'7"

1197sqft

Specification:

Kitchen

- Contemporary kitchen design
- 1 ½ bowl stainless steel sink
- Bosch integrated single oven & combi microwave
- 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, master bedroom and bedroom 2
- Telephone points to lounge, master bedroom and home office
- Satin chrome finish sockets and switch plates
- 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 wardrobes to master bedroom and bedroom 2
- 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 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 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 100 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.