

# Floorplans

Property No. | 1

## GROUND FLOOR

Living room: 5.21m x 7.10m (17'1" x 23'3")

Kitchen: 3.34m x 3.20m (10'11" x 10'5")

## FIRST FLOOR

Bedroom 1: 5.21m x 3.37m (17'1" x 11'0")

En-suite: 2.27m x 2.71m (7'5" x 8'10")

Bedroom 2: 3.16m x 4.17m (10'4" x 13'8")

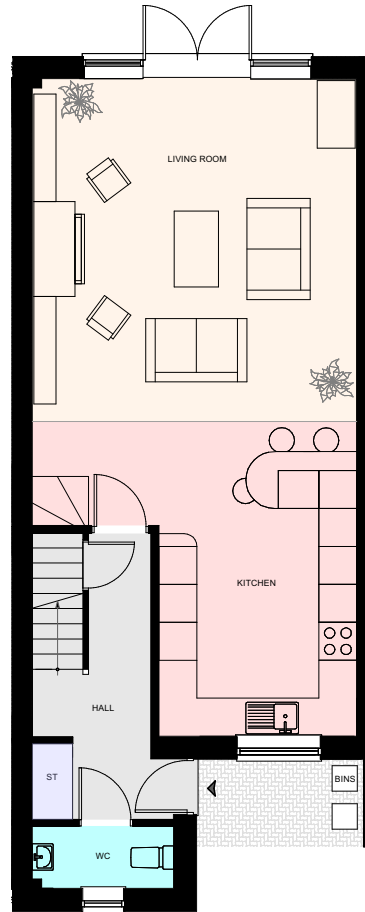
Bathroom: 2.27m x 2.33m (7'5" x 7'7")

## SECOND FLOOR

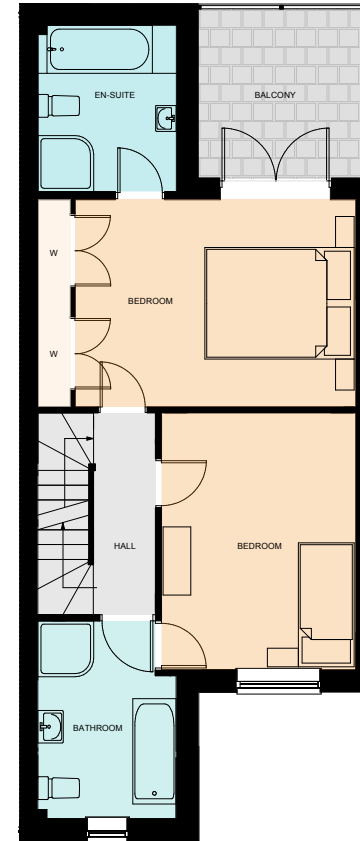
Bedroom 3: 3.19m x 4.19m (10'5" x 13'8")

En-suite: 1.94m x 3.17m (6'4" x 10'4")

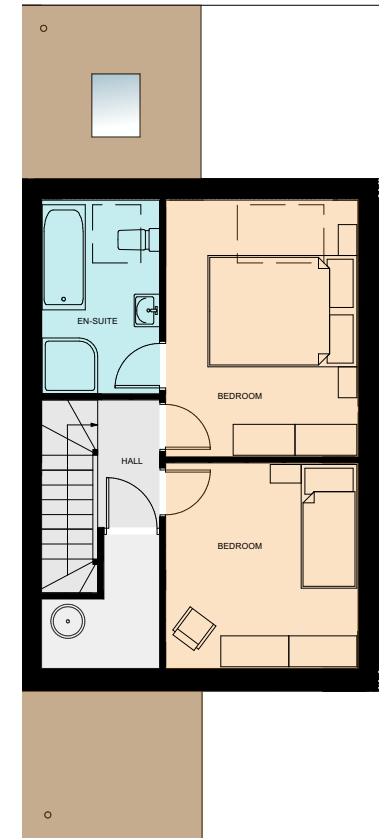
Bedroom 4: 3.19m x 3.36m (10'5" x 11'0")



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



1

# Specification.

## Kitchen

- Professionally designed contemporary kitchen with Silestone work surfaces
- Stainless Steel inset 1.5 bowl sink and mixer tap
- Built-in double oven, 5 zone induction hob and extraction
- Integrated full height fridge and integrated full height freezer or American style Fridge/Freezer (subject to build stage)
- Painted glass splashback to hob area
- Integrated washing machine
- Soft Close doors and drawers

## Media and Communications

- TV/Satellite sockets to living room and all bedrooms
- Telephone sockets to living room and bedroom 4

## Family Bathroom, Ensuites and Cloakroom

- Thermostatic showers to bathroom and ensuite
- Mixer tap to all baths
- White Vitra sanitaryware with chrome brassware
- Soft close WC
- Thermostatically controlled heated towel rail

## Heating, Lighting and Internal Finishes

- Recessed downlights to kitchen, hall, walk-in wardrobe, family bathroom and en-suites. Pendant light fittings to living room, all bedrooms, landings and ground floor wc.
- Energy saving heating system combining Air Source heat pump with heat exchanger and Worcester Bosch boiler

- Thermostatically controlled underfloor heating to ground floor
- Thermostatically controlled radiators providing heating to upper floors
- Solid floors to ground floor with silent floor joists to first and second floor
- Oak finish internal doors
- Porcelain wall tiles to full height around bath and shower; half height tiling to appliance walls in family bathroom and en-suite
- Timber double glazed windows

## Environmental Details

- Energy efficient air source heat pump and heat exchanger combined with A rated central heating boiler to provide central heating whilst minimising gas usage.
- Double glazed timber windows providing a high level of thermal insulation and reduced heat loss

- A or B-rated kitchen appliances to reduce water and energy use
- Dual flush mechanisms to toilets to reduce water use
- High levels of insulation within external wall cavities, floors and roof to limit heat loss in the winter and reduce heat gain in the summer
- A significant proportion of low energy lighting to all homes

## Security

- Outside lighting to front door and rear patio
- Multi-point locking system to front door

## External Details

- Outside water tap
- Tumbled stone paviour to the front providing off-road parking
- Paved terrace gardens with additional "lazylawn" to plots 5, 6 & 7