



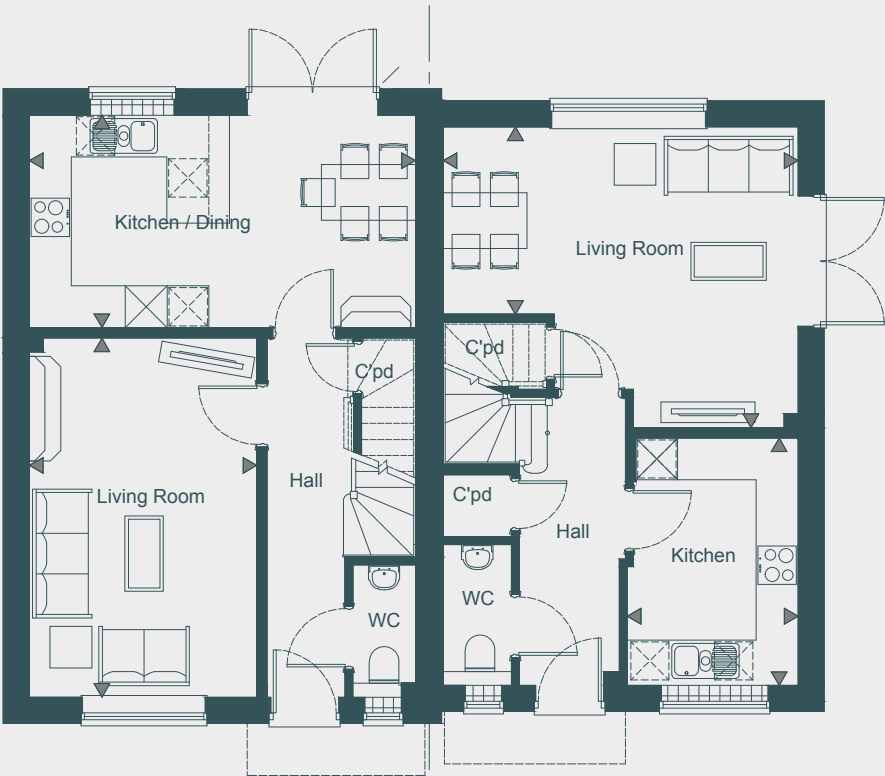
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# FLOOR PLANS

Home 1 - Total sqft 1011

Home 2 - Total sqft 878

## GROUND FLOOR



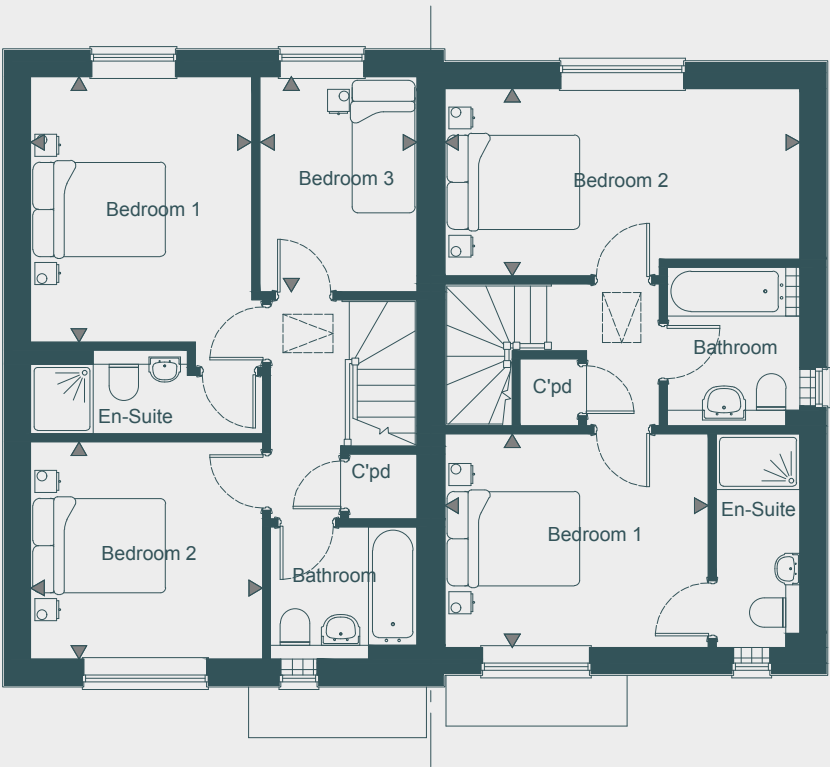
### HOME 1

<b>Living Room</b>	
3.263m x 5.154m	10'7" x 16'9"
<b>Kitchen/Dining/Breakfast</b>	
5.540m x 3.049m	18' x 9'11"

### HOME 2

<b>Living/Dining</b>	
5.090m min - 4.315m max x 4.315m	
14'min - 16'7"max x 14'	
<b>Kitchen</b>	
2.451m x 3.550m	8' x 11'6"

## FIRST FLOOR



### HOME 1

<b>Bedroom 1</b>	
3.173m x 3.808m	10'4" x 12'4"
<b>Bedroom 2</b>	
3.326m x 3.117m	10'10" x 10'2"
<b>Bedroom 3</b>	
2.252m x 3.085m	7'4" x 10'

### HOME 2

<b>Bedroom 1</b>	
3.776m x 3.062m	12'3" x 9'11"
<b>Bedroom 2</b>	
5.090m x 2.689m	16'7" x 8'9"

Floorplans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The information in this brochure is indicative and is intended to act as a guide only as to the finished product. The computer generated images are indicative only and finishes may vary.



# SPECIFICATION

## MAIN HOUSE CONSTRUCTION

B rated EPC  
Traditional brick and block construction  
10 year Advantage structural warranty  
1 year Roadhouse aftercare package  
White PVC-u double-glazed windows  
Composite front entrance door  
In-flush photovoltaic solar panels (4 to Home 1 and 3 to Home 2)  
Gas combi boiler with gas saver unit and 2 zone underfloor heating to ground floor and radiators to upper floors

## INTERNAL SPECIFICATION

Storage cupboards to all floors with internal light and double electric socket  
All woodwork to be a satin white finish  
White emulsion to walls  
White painted staircase with oak handrail  
Internal oak finished vertical five panel textured doors with chrome ironmongery  
Laminate to Hall, Cloakroom, kitchen and (Dining room Home 1 only)  
Carpets to Living Room, Landing and Bedrooms  
Loft hatch and ladder

## ELECTRICAL

Mains operated smoke and carbon monoxide detectors  
Cat 6 Data Cables, TV points and USB socket throughout  
Minimum of 4 double sockets to all bedrooms  
Superfast fibre internet connection  
Spotlights to entrance porch canopy  
Outside rear and side alley lighting  
Front and rear external double sockets  
Zappi electric car charger

## EXTERNAL

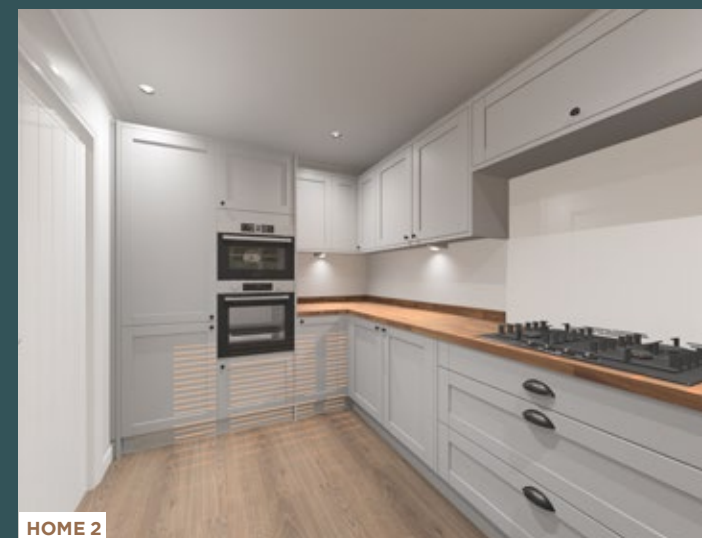
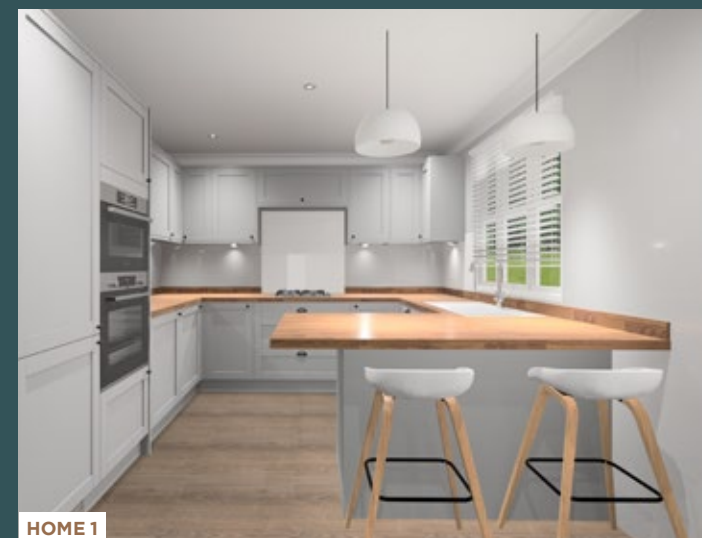
Turfed front garden and planted in accordance with the landscape plans  
External water tap to front and rear gardens  
Turfed rear garden with generous sized slab patio  
Slab inset manhole covers to any paved areas  
Boundary closeboard fencing 1.8m high  
Side access gate  
Block paved driveway

## KITCHEN AND APPLIANCES

High quality Benchmarx Oxford Dove Grey kitchen  
Oak laminate worktops  
4 ring gas on glass hob  
Eye Level Multi Function Oven  
Integrated Compact Microwave & Grill  
Integrated full size dishwasher  
Integrated washer/dryer  
Integrated 70/30 fridge freezer  
Downlighters  
Undercabinet LED lights  
White ceramic 1.5 bowl kitchen sink

## CLOAKROOMS BATHROOMS AND ENSUITES

Ideal standard sanitaryware, vanity units and Ceraplan taps  
CERATHERM showers to all bathrooms  
Porcelain Pietra venato light grey 60x60cm tiles to bathroom and en-suite walls and floor  
Braga white splash back to cloakroom  
Alcove with feature light to ensuites and bathroom  
Downlighters to cloakrooms, bathrooms and ensuites  
Ideal Standard full sized shower bath to main bathroom  
Chrome heated towel rail





QUARRY ROAD,  
MAIDSTONE, KENT,  
ME15 6UB



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[Stephanie@roadhousehomes.co.uk](mailto:Stephanie@roadhousehomes.co.uk)

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