



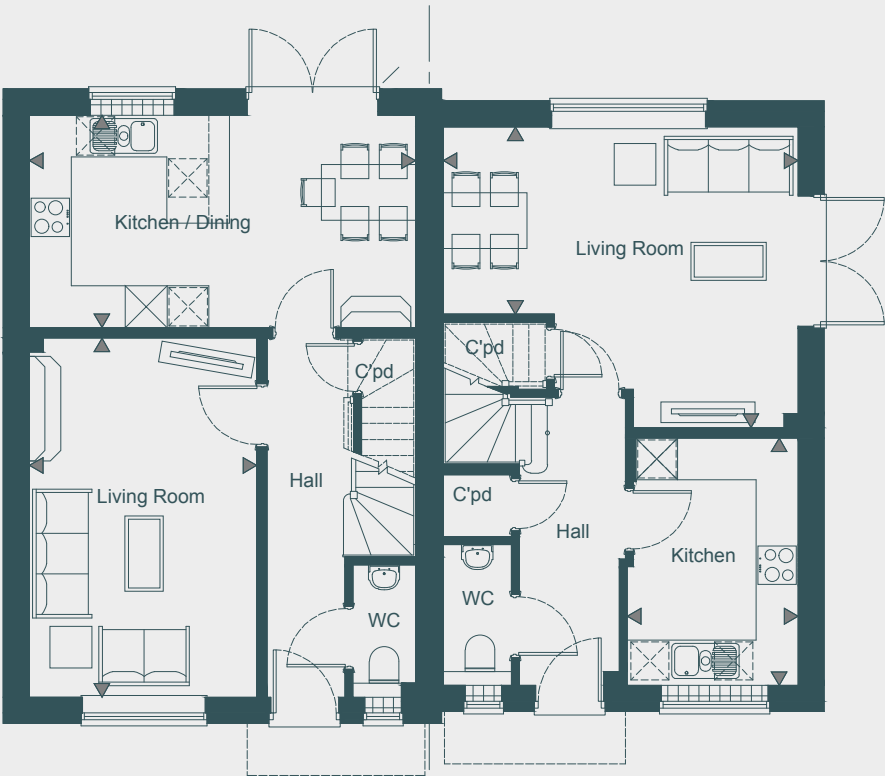
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FLOOR PLANS

Home 1 - Total sqft 1011

Home 2 - Total sqft 878

GROUND FLOOR



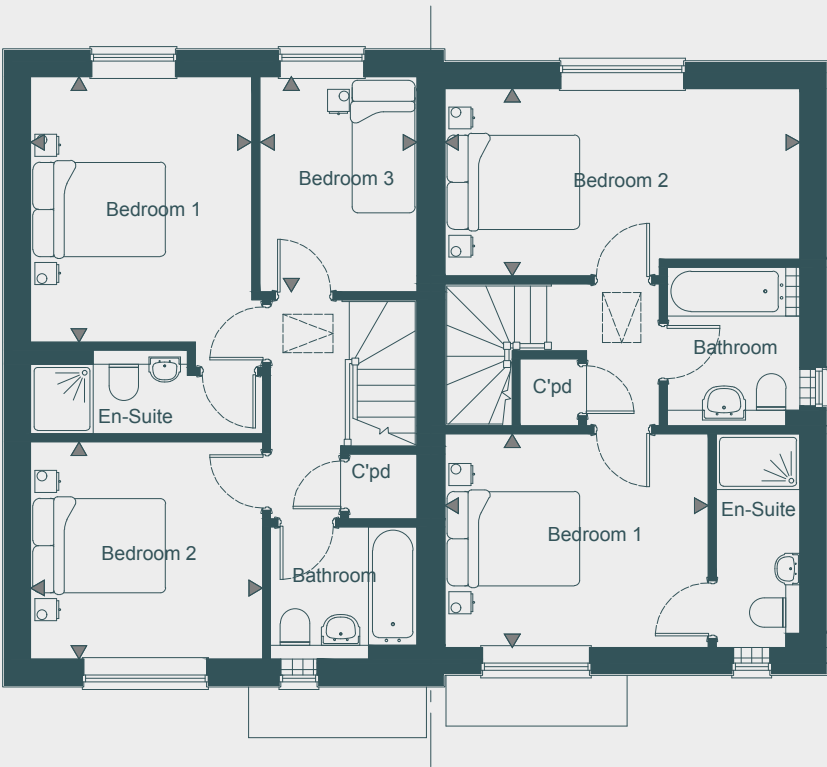
HOME 1

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

HOME 2

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

FIRST FLOOR



HOME 1

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

HOME 2

Bedroom 1	
3.776m x 3.062m	12'3" x 9'11"
Bedroom 2	
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 Plot 1 and 3 to Plot 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 Plot 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





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