



























LUXURIOUS INTERIORS

Generously proportioned and occupying two or three storeys these fabulous homes offer two to five bedrooms and a range of internal layouts. Features include spacious open-plan living areas opening onto the garden – creating a real heart to the home – dining areas with dual aspect full-height glazing, and impressive master bedroom suites with dressing rooms*, en-suites and private balconies*. All are built to a high-quality specification with stylish, elegant finishes for the best in luxury modern living.

SPECIFICATION

KITCHEN

- Matt white lacquer cabinets with handle-free doors**
- Composite stone worktops**
- Composite stone oven splashback and upstands**
- · Siemens oven
- Siemens induction hob
- Siemens telescopic hood
- Integrated fridge/freezer
- Integrated dishwasher
- Washer/dryer

BATHROOM & EN-SUITE

- Contemporary Laufen Pro white sanitaryware
- Heated towel rails
- Porcelanosa floor and full-height wall tiling
- Underfloor heating to all bathrooms and ensuites

ELECTRICAL FITTINGS

- Contemporary switches and sockets throughout
- USB combined socket in lounge and bedrooms
- LED recessed downlighters and pendant fittings
- Pelmet lighting in kitchen
- Up and down satin stainlesssteel external lighting

HOME ENTERTAINMENT

- Wiring for digital TV and Sky+ with media plate (including telephone main outlet) in lounge and outlet in master bedroom
- Data points provided to lounge and master bedroom (and study, where applicable)

HEATING

- Mitsubishi air-source heat pump for central heating and bot water
- Underfloor heating to ground floor
- Planar flat panel radiators to upper floors

SECURITY & PEACE OF MIND

- Intruder alarm
- Mains-powered smoke and heat alarms
- Multipoint locking front doo
- NHBC 10-year warranty cover

FINISHING TOUCHES

- Natural timber doors with oak finish
- Feature fireplaces*
 (suitable for wood-burning stoves only)
- Turfed garder
- External water tap and electric socket
- Waste and recycling points
- Permeable Tegula block driveway

OTHER

- Tenure freehold
- There is an estate maintenance charge
- Predicted energy ratings
 80% to 84% (C-B)***

- **In a choice of colours, subject to build status.
- ***Actual predicted energy assessments for individual properties are available on request

Specification details may be subject to

All photographs are from a previous development and are indicative only

^{*}Some plots only.



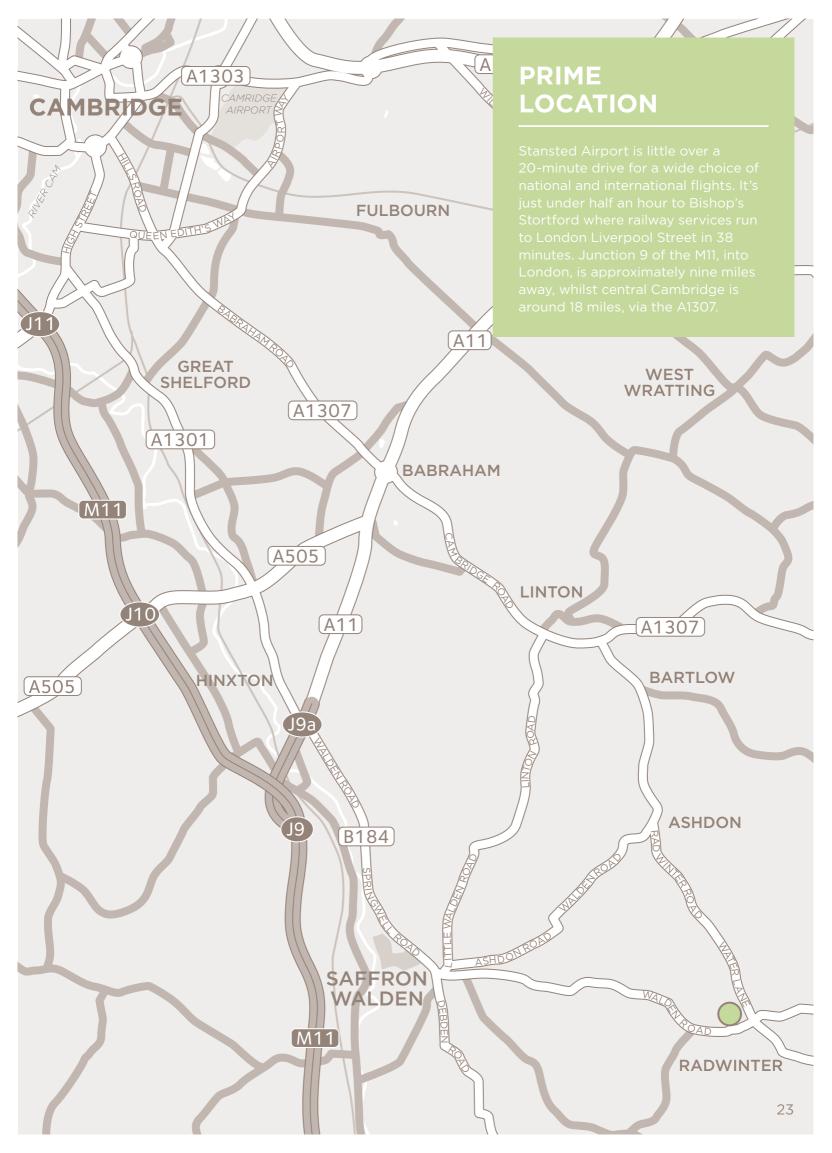


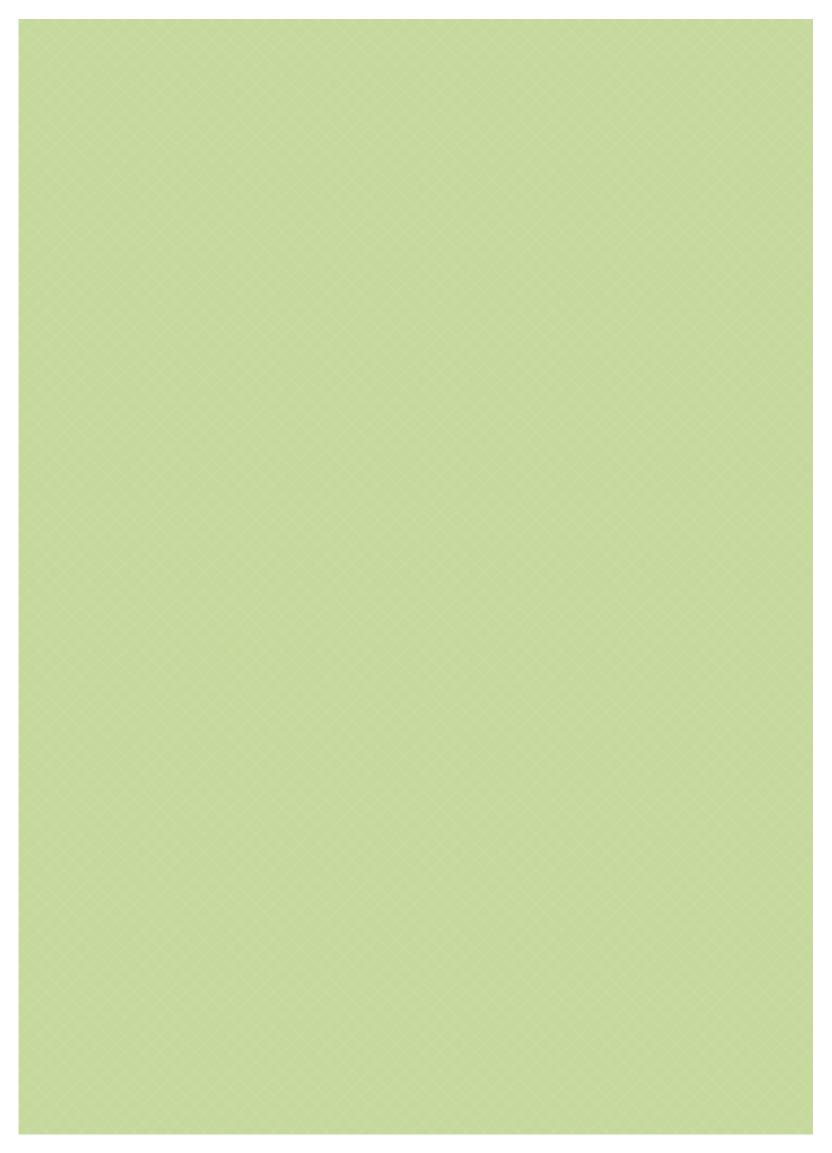


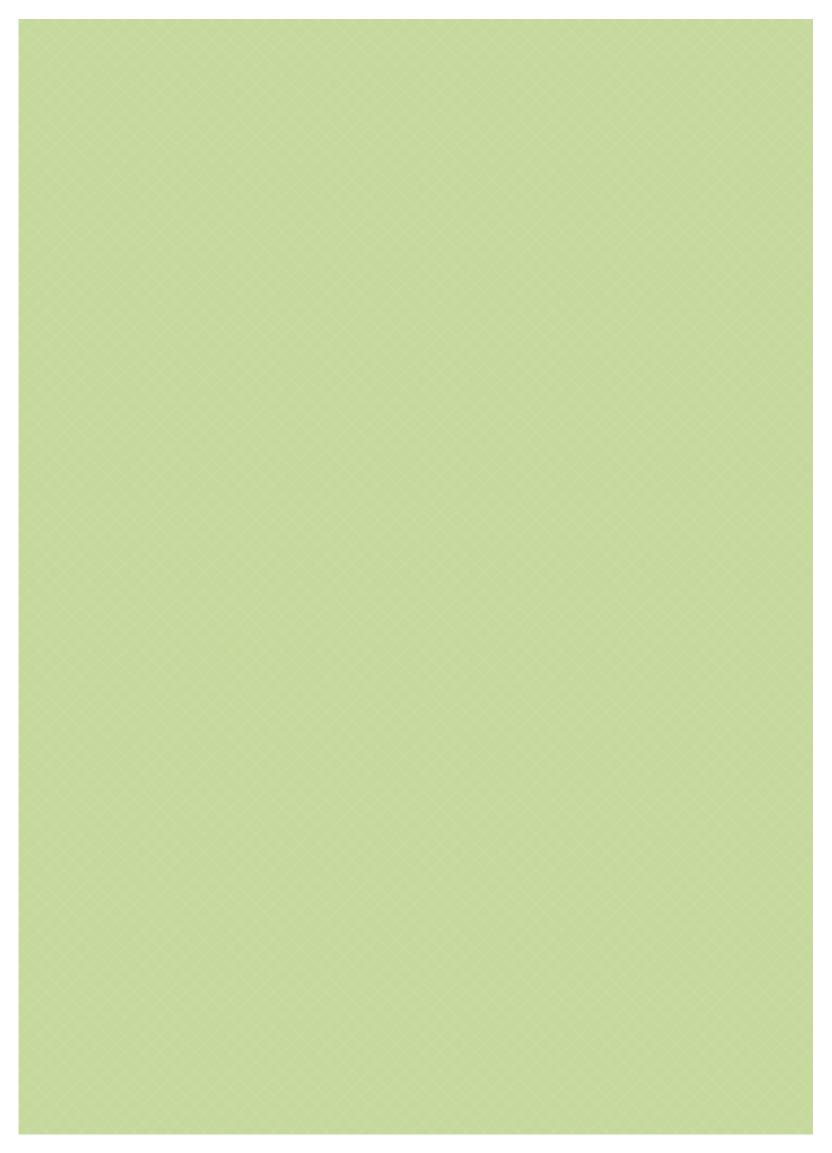
















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