



PIPPIN HOUSE

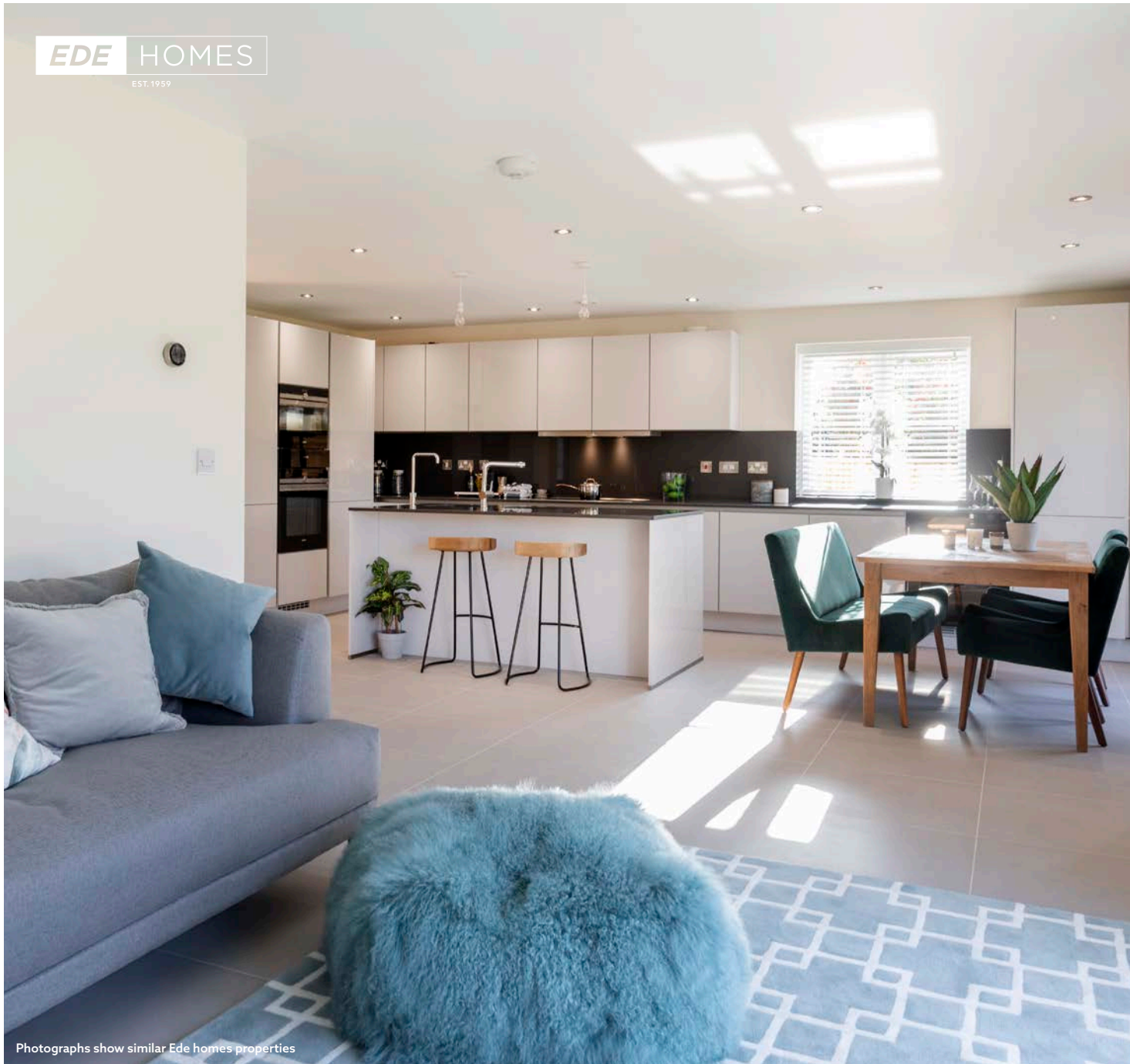
FIVE BEDROOMS, THREE ENSUITES, FAMILY BATHROOM

EDE HOMES

EST. 1959

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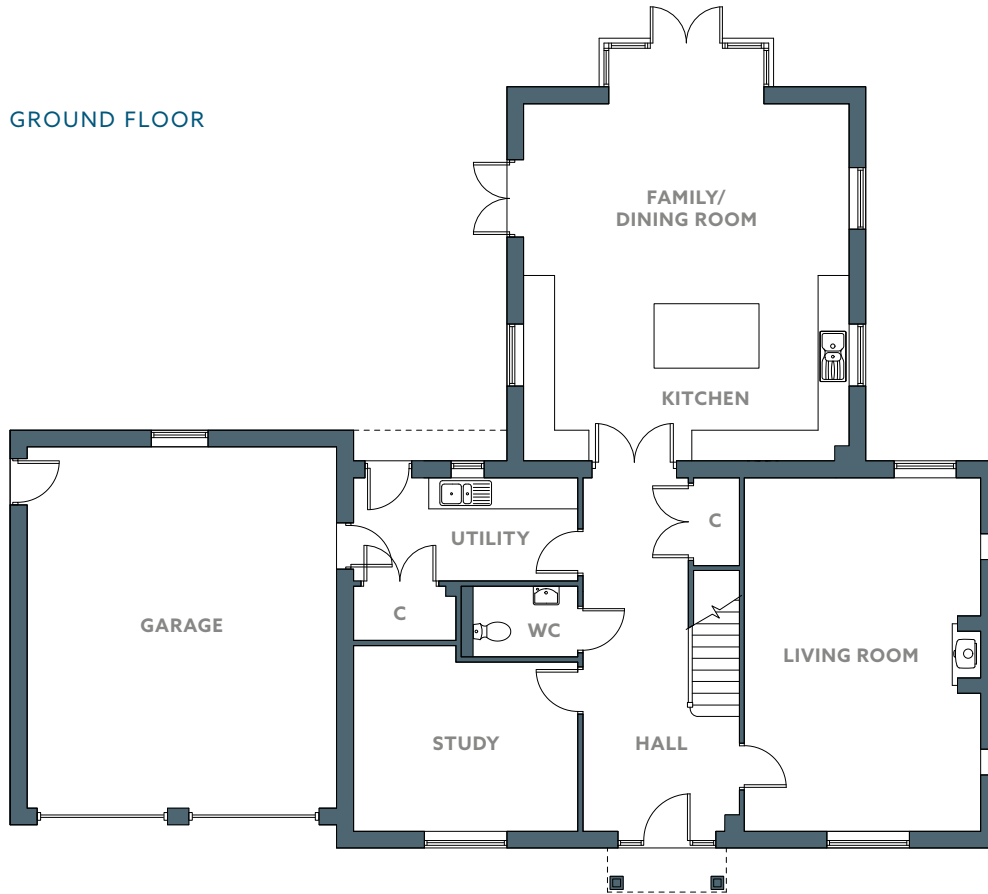
EST. 1959



Photographs show similar Ede homes properties



GROUND FLOOR



FIRST FLOOR



LIVING ROOM	6790 x 4515mm	22' 3" x 14' 10"
KITCHEN/FAMILY/DINING ROOM	6865 x 6240mm	22' 6" x 20' 6"
STUDY	4290 x 3540mm	14' 1" x 11' 7"
UTILITY	4290 x 1940mm	14' 1" x 6' 4"

MASTER BEDROOM	6240 x 3780mm	20' 6" x 12' 5"
MASTER EN SUITE	2905 x 2545mm	9' 6" x 8' 4"
BEDROOM 2	4575 x 3660mm	15' 0" x 12' 0"
EN SUITE 2	2905 x 2545mm	9' 6" x 8' 4"

BEDROOM 3	5940 x 3835mm	19' 6" x 12' 7"
EN SUITE 3	2905 x 2545mm	9' 6" x 8' 4"
BEDROOM 4	4830 x 3185mm	15' 10" x 10' 5"
BEDROOM 5	3455 x 3030mm	11' 4" x 9' 11"
BATHROOM	2415 x 2335mm	7' 11" x 7' 8"

SPECIFICATION

KITCHEN AND UTILITY

- Fully fitted contemporary or traditional styled kitchen (choice available subject to build programme) with Silestone (composite) worktops, upstands and splashbacks and under-unit lighting design by Nobilia
- Neff or Siemens integrated appliances including double electric oven, induction hob, combi microwave, warming drawer, cooker hood, fridge/freezer, dishwasher, wine cooler and Quooker tap (subject to design of property)
- Utility cabinets to match kitchen
- Co-ordinating laminate worktops and upstands
- Wiring and plumbing for free-standing washing machine and tumble dryer

BATHROOM, ENSUITES AND CLOAKROOM

- Classic white sanitaryware with chrome taps and fixtures
- Wet room-style shower areas with glazed shower panels, hair wash facility and rainfall shower head
- Chrome shaver point • Chrome ladder towel rail
- Recess with lighting
- Ceramic wall & floor tiling by Minoli, from selected range
- Half-tiled walls and tiled floor in cloakroom

HEATING/ENERGY EFFICIENCY

- Underfloor heating on ground floor with Heatmiser NeoStat controls in all rooms
- Energy-efficient condensing boiler
- High-pressure hot water system supplying a pressurised hot water storage tank
- Back-up immersion heater
- Mechanical Ventilation Heat Recovery System
- Thermostatic valves to first floor radiators
- Electric underfloor heating in bathroom and ensembles

ELECTRICAL

- Brushed chrome switches and sockets in kitchen; white finish in all other rooms
- LED downlighters in kitchens, bathroom and ensembles
- TV, Sky and data points for interactive services in living room, kitchen/dining room and bedrooms
- Main incoming BT in hallway
- Wiring for installation of sound system and speakers

INTERNAL FINISHES

- Floor tiling by Minoli in hallway, family room, dining room, cloakroom and utility room
- Cottage-style oak doors with brushed steel ironmongery
- Cottage-style oak doors with matching glazed centre panels where pairs are fitted
- Draks made-to-measure fitted wardrobes in master dressing room
- Oak staircase with glass panels or oak spindles, subject to stair layout
- Log Burner with direct air feed and twin wall system
- Walls painted in Dulux Cotton White; architrave and skirting in satin white; ceiling in white matt

EXTERNAL FINISHES

- Double glazed windows in Ivory
- Oak style front door with black ironmongery
- French doors to garden
- Softwood back door, style to be confirmed
- Turfed front garden with planting (subject to planning approval)
- Turfed rear garden
- Exterior tap and double electrical socket

- Patio areas and paths paved in Indian Riven Sandstone
- Aerial wired into roof space
- Garages have two motorised doors, power and lighting
- External lighting to front and rear of property
- 1.8m closeboard gate to side access (may vary by plot)

SECURITY

- CCTV to front and rear
- Wireless or hardwired intruder alarm with PIR room sensors

WARRANTY

- Two year warranty direct with Ede Homes, excluding appliances
- Appliance warranty direct with manufacture
- NHBC ten year warranty

NB: Ede Homes reserve the right to change or amend specification at any time during the build process.

FURTHER INFORMATION

For all enquiries and to
arrange a visit to Applewood,
please contact our Sales Team on

01993 890760

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UNIQUE HOMES, CONTEMPORARY STYLING