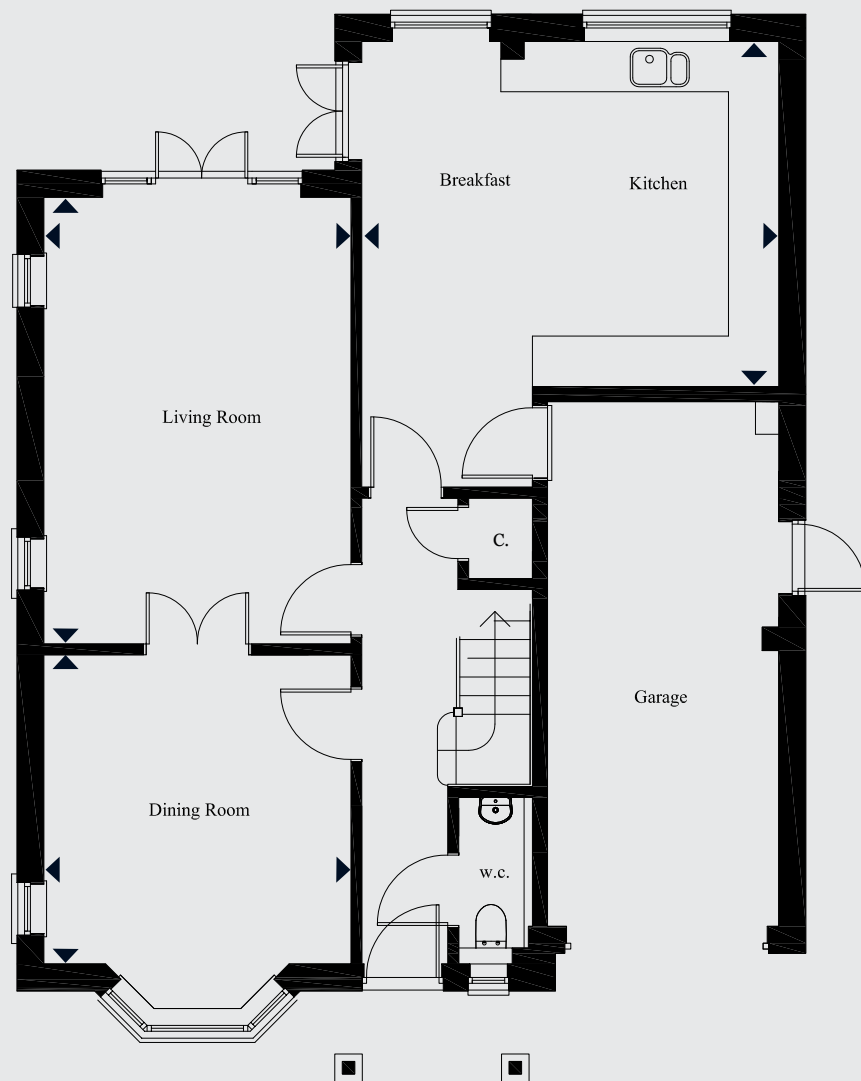




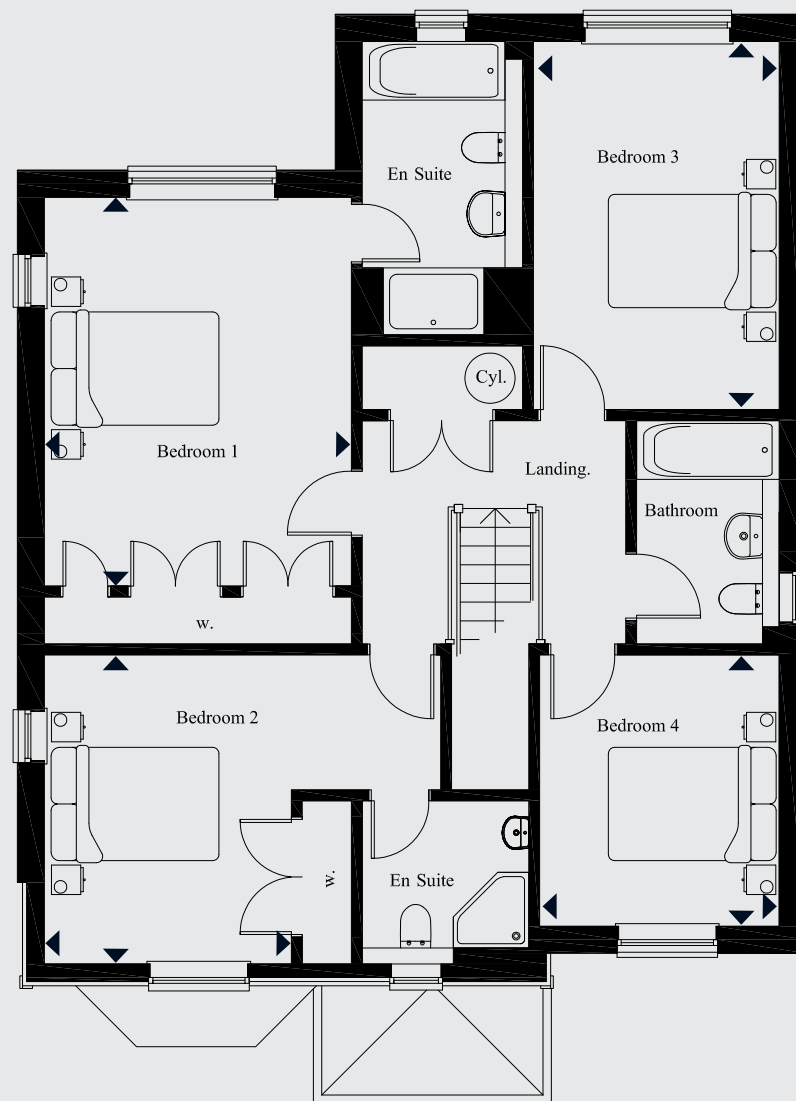
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Home 16



GROUND FLOOR

Kitchen/Breakfast Room	16'4" x 13'6"	4970mm x 4113mm
Living Room	17'6" x 12'0"	5325mm x 3660mm
Dining Room	12'1" x 12'0"	3685mm x 3660mm



FIRST FLOOR

Bedroom 1	15'2" x 12'0"	4635mm x 3660mm
Bedroom 2	12'1" x 9'8"	3685mm x 2945mm
Bedroom 3	14'5" x 9'7"	4390mm x 2930mm
Bedroom 4	10'7" x 9'4"	3235mm x 2855mm



Kitchen features

- The kitchen is equipped with a comprehensive range of wall and floor cabinets with laminate worktops, up stand and stainless steel splash back.
- Integrated appliances to include a 5 ring gas hob, two single electric ovens, extractor hood, dishwasher and fridge/freezer.
- Space provided for washing machine.
- Ceramic floor tiles to the kitchen/breakfast room.

Bathroom, en suites and cloakroom

- Contemporary white suites with chrome fittings.
- Cabinetry to cloakroom, family bathroom and master en suite.
- Heated chrome towel rail provided to the bathroom and en suites.
- Mirror and shaver socket provided to the bathroom and en suites.
- Ceramic wall and floor tiles to the bathroom, en suites and cloakroom.

Electrical and multimedia

- Chrome switch plates and sockets throughout.
- Recessed down lighters or pendent provided to all rooms.
- TV and BT points are provided to selected rooms with a provision for Sky plus HD to the living room (box, dish and subscription not included).

Central heating and hot water

- A highly efficient gas-fired central heating system, via radiators with thermostatic controls, is provided in conjunction with a pressurised hot water cylinder.

Peace of mind

- An alarm system is provided to ground floor with PIRs plus panic button to the hallway and bedroom 1.
- Double glazed PVCu windows and doors with multi point locking system.
- External coach lighting provided to all external doors.
- A mains fed smoke alarm is fitted to the hall and landing with a battery backup.

Finishing touches

- Vertical panel internal doors with chrome fittings finished in a white gloss with half glazed doors to the kitchen/breakfast room, dining room and living room.
- French doors provided to the rear of living room and kitchen/breakfast room.
- White painted softwood staircase with oak handrail.
- Wardrobe(s) with shelf and hanging space provided bedrooms 1 and 2.
- All internal joinery will consist of attractive skirtings and architraves finished in a white gloss.

External features

- Landscaped front garden with feature planting.
- Top soil and an area of patio provided to the rear garden.
- External tap provided.

Aftercare

- Millwood Designer Homes has a dedicated Customer Aftercare Department providing peace of mind for two years after you move into the property.

Guarantees

- All the homes come with a ten-year Premier Warranty.

Services

- Electricity, gas and mains drainage.

Tenure

- Freehold.

PEA = B

This brochure has been produced for your guidance only. Whilst every care has been taken, its accuracy cannot be guaranteed. Millwood Designer Homes Ltd reserves the right to change the specification without prior notice. The photographs shown within this brochure are indicative of the quality of a Millwood Designer home and do not necessarily relate to the houstypes.

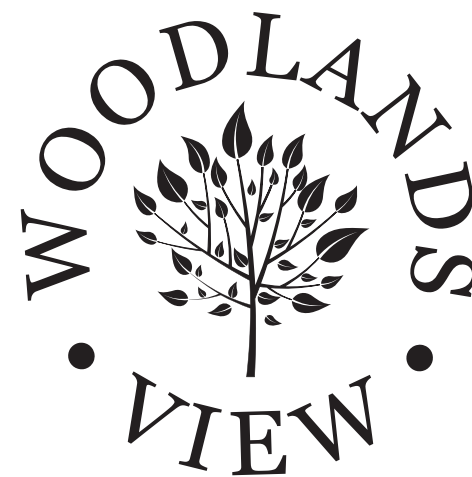




Future development

Potential
future
development

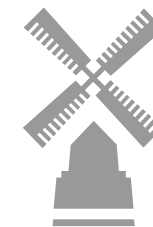
Woodlands Way



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