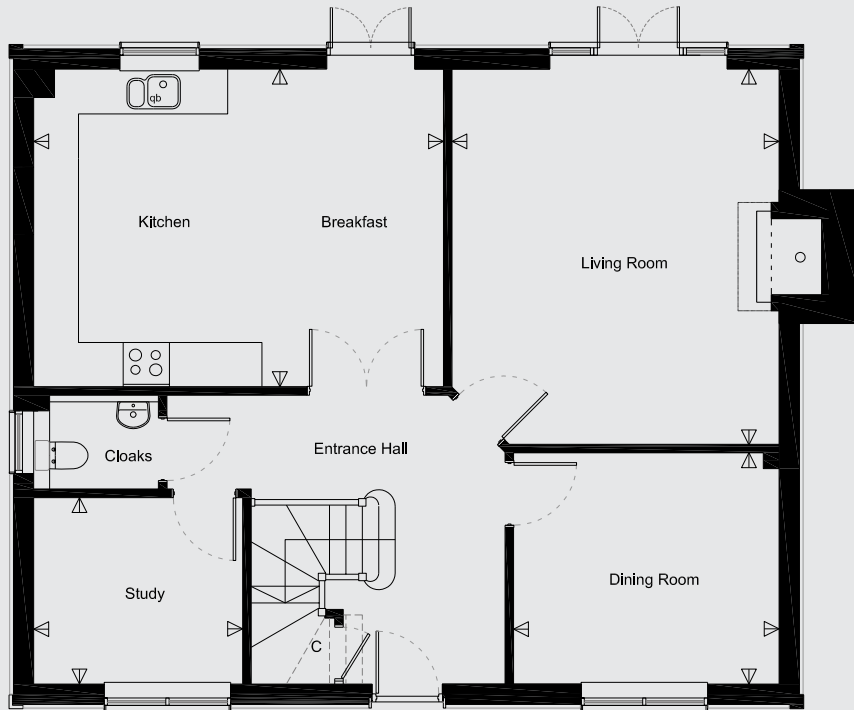




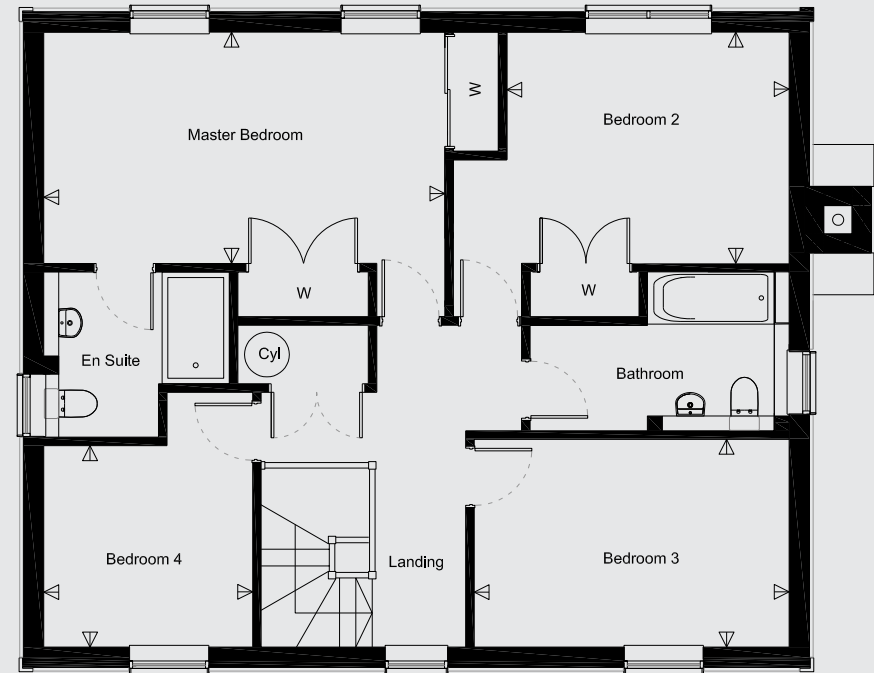
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Home 51



Ground Floor

Kitchen/Breakfast Room	18'0" x 13'11"	5490mm x 4250mm
Living Room	16'6" x 14'4"	5030mm x 4380mm
Dining Room	11'8" x 10'2"	3560mm x 3100mm
Study	9'2" x 8'2"	2800mm x 2500mm



First Floor

Master Bedroom	17'7" x 10'2"	5370mm x 3100mm
Bedroom 2	12'5" x 10'2"	3790mm x 3100mm
Bedroom 3	13'10" x 9'1"	4220mm x 2780mm
Bedroom 4	9'2" x 8'10"	2800mm x 2700mm



Kitchen features

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

Bathroom, en suite & 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 suite.
- Mirror and shaver socket provided to the bathroom and en suite.
- Ceramic wall and floor tiles to the bathroom, en suite 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 & hot water

- An 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 the ground floor with PIRs plus panic button to the hallway and master bedroom.
- 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 the living room and kitchen/breakfast room.
- White painted softwood staircase with oak handrail.
- Fireplace with wood burning stove provided to the living room.
- Sliding mirror fronted wardrobe with shelf and hanging space provided in master bedroom.

- Wardrobe with shelf and hanging space provided in master bedroom and bedroom 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.
- Garage to have electronically operated 'up and over' doors with remote control, power and light.

Aftercare

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

Services

- Electricity, gas and mains drainage.

Guarantees

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

Tenure

- Freehold.

PEA = B

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