

# SPECIFICATION



### Beautifully designed kitchens

- Contemporary, stylish kitchen designed by Alno
- Deep edged laminate co-ordinated worktop and upstand with complementing glass splashback
- One and half bowl stainless steel Rangemaster sink with tap by Vado
- AEG stainless steel single oven
- AEG stainless steel built-in combination microwave
- AEG stainless steel gas hob with 5 burners
- AEG integrated extractor
- Electrolux integrated fridge/freezer
- Electrolux integrated dishwasher
- Freestanding AEG washer/dryer

### Stylish bathrooms

- Contemporary white Twyford sanitaryware to bathroom and en-suite, with chrome accessories by Vado
- Co-ordinating white vanity units to en-suite
- White Kaldewei steel bath with chrome accessories by Vado
- Low profile shower tray to shower cubicles with Vado shower system
- Ceramic wall tiling to selected areas

### Heating, electrical and lighting

- Gas fired central heating via underfloor heating to ground floor and radiators to first floor
- Energy efficient combination boiler with flue gas heat recovery
- Rosal limestone fire surround, granite hearth and wood burning fire
- LED downlights to hall, landing, kitchen, cloakroom, bathroom and en-suite
- LED under unit lighting to kitchen
- Stainless steel sockets and switches to kitchen
- White sockets and switch plates to remaining rooms
- Pendant lighting to remaining rooms
- TV/satellite point to living room with secondary TV points to bedrooms
- Internal digital TV aerial with distribution amplifier
- Local Area Network (LAN) data points to living room, family area, master bedroom and smallest bedroom
- External lighting to front and rear of house and front of garage

Please note that Thakeham strives to improve its homes and reserves the right to alter any part of the specification without notice provided that any such change shall not diminish the value of the property. Images show previous Thakeham show house and should not be relied upon for specification detail. Computer generated image depicts Knights Park development and is indicative only.



### Interior finishes

- White painted internal doors with contemporary chrome ironmongery
- White painted staircase with oak newel posts and handrail
- Wardrobe to master bedroom fitted with full and mid rail hanging, vertical and top shelving
- Wardrobe to second bedroom fitted with shelf and hanging rail
- Ceramic floor tiling to hall, cloakroom, kitchen/dining, bathroom and en-suite
- Carpet to remaining rooms
- Satin paint finish to all internal joinery

### Security and peace of mind

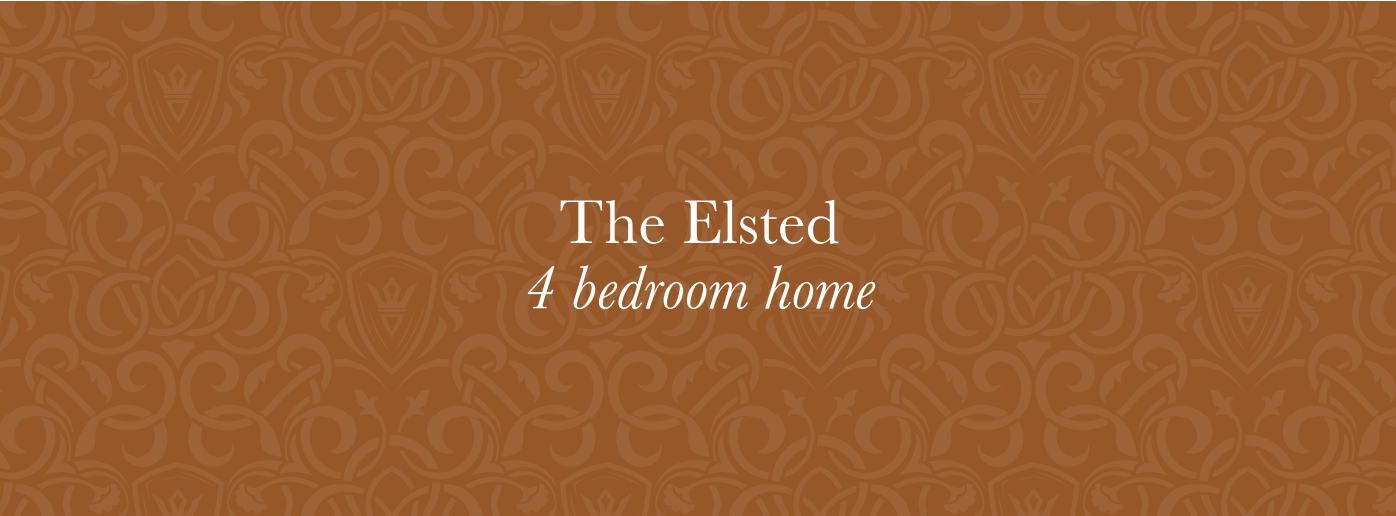
- Mains fed smoke detectors with battery back-up
- Mains fed carbon monoxide detector positioned adjacent to gas boiler and fireplace
- 10 year NHBC Buildmark Warranty, including 2 year defect and emergency out-of-hours cover

### External

- Painted or stained hardwood external entrance door with multipoint locking system
- Painted timber garage up and over door
- Private parking and garage
- Painted timber double glazed windows and French doors to rear garden
- Turf to rear gardens
- Paved paths and patio areas
- External power point
- External tap



Computer generated image shown is indicative only.







# The Elsted

## 4 bedroom home

Numbers One & Two

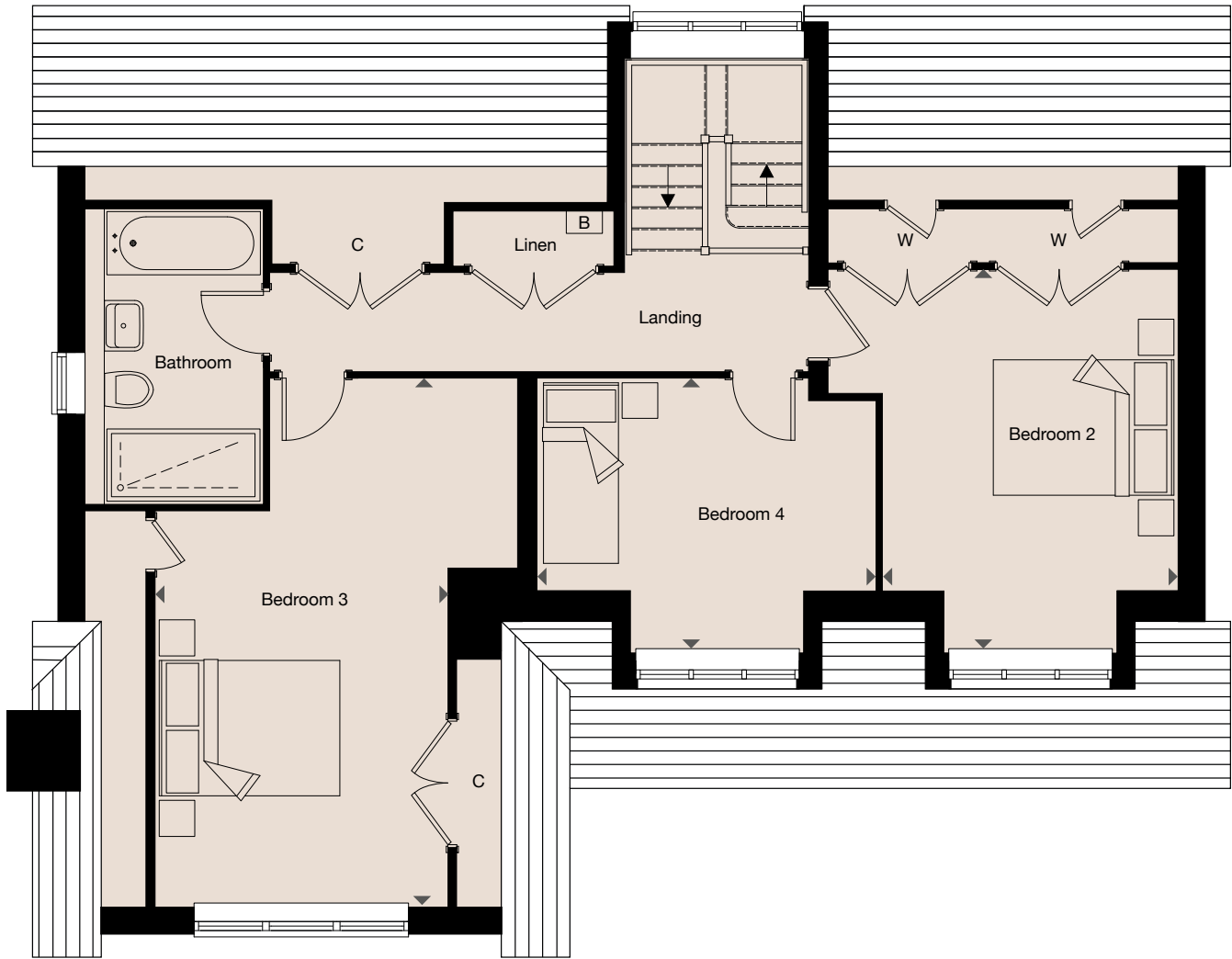


### Ground Floor

Kitchen / Dining Room	5825mm x 5280mm	19'1" x 17'4"
Living Room	4740mm x 4715mm	15'7" x 15'6"
Master Bedroom	4530mm x 3125mm	14'10" x 10'3"

C = cupboard W = wardrobe B = boiler WM = washing machine

Floorplans shown for Knights Park are for approximate measurements only.  
Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%.  
Furniture layouts are indicative only.



### First Floor

Bedroom 2	4335mm x 3235mm	14'3" x 10'7"
Bedroom 3	5820mm x 4110mm	19'1" x 13'6"
Bedroom 4	3715mm x 3005mm	12'2" x 9'10"

