



THAKEHAM



Computer generated image shown is indicative only.

NO 14

THE TADWORTH

4 bedroom home

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GROUND FLOOR

Kitchen	3010mm x 3160mm	9'10" x 10'4"
Dining/Family Room	4770mm x 3160mm	15'8" x 10'4"
Living Room	5120mm x 3550mm	16'10" x 11'8"
Study	3610mm x 2590mm	11'10" x 8'6"

FIRST FLOOR

Master Bedroom	3695mm x 3245mm	12'1" x 10'8"
Bedroom 2	3210mm x 2700mm	10'6" x 8'10"
Bedroom 3	3555mm x 2510mm	11'8" x 8'3"
Bedroom 4	3210mm x 2660mm	10'6" x 8'9"



GROUND FLOOR



FIRST FLOOR



C = cupboard W = wardrobe B = boiler WD = washer/dryer

Floorplans shown for Ghyll Croft 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.

SPECIFICATION

BEAUTIFULLY DESIGNED KITCHENS

- Contemporary, stylish kitchen
- Deep edged laminate worktop and upstand with glass splashback to hob
- One and half bowl stainless steel Rangemaster sink with tap by Vado
- Stainless steel single oven and combination microwave/oven
- Stainless steel 5 burner gas hob with integrated extractor
- Integrated fridge/freezer and dishwasher
- Freestanding washer/dryer (to hall cupboard)



STYLISH BATHROOMS

- Contemporary white sanitaryware to bathroom and en-suite, with chrome accessories by Vado
- Inset mirrored cabinet to en-suite, with mirror and white vanity drawer to bathroom
- White steel bath with chrome accessories by Vado
- Walk-in low profile shower with Vado shower system to en-suite
- Ceramic wall tiling to selected areas

HEATING, ELECTRICAL AND LIGHTING

- Gas fired underfloor heating to ground floor with radiators to first floor
- Energy efficient combination boiler with flue gas heat recovery
- LED downlights to hall and landing, kitchen, cloakroom, bathroom and en-suite, with pendant lighting to remaining areas
- LED under unit lighting to kitchen with brushed steel sockets above worktops
- White sockets and switch plates to all other areas, with integrated USB charging to kitchen, study and all bedrooms
- Internal digital TV aerial with distribution amplifier
- TV/satellite point to living room and secondary TV points to dining/family room and all bedrooms
- External lighting via contemporary lanterns to front and rear of home



INTERIOR FINISHES

- White painted internal doors with contemporary chrome ironmongery
- White painted staircase with oak newel posts and handrail
- Wardrobe to master bedroom with tall shelving unit, full and half height hanging rails and shelf above
- Wardrobe to second bedroom with full and half height hanging rails and shelf above
- Ceramic floor tiling to hall, cloakroom, kitchen, dining/family room, bathroom and en-suite, with carpet to all remaining areas
- Single paint finish to walls and satinwood 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
- Fuse spur for future wireless alarm and wiring provision for future CCTV camera installation
- 10 year NHBC Buildmark Warranty, including 2 year defect and emergency out-of-hours cover

EXTERNAL

- Painted steel external entrance door with multi-point locking system
- Private double garage with painted steel up and over doors and additional driveway parking
- White UPVC double glazed windows with French doors to living room and dining/family room
- Landscaped front gardens and turf to rear gardens
- Paved paths and patio areas
- External tap and power point
- Shed to rear garden