



THAKEHAM



Computer generated image shown is indicative only.

— NO 15 & 16 —  
**THE BROCKHAM**  
— *4 bedroom home* —

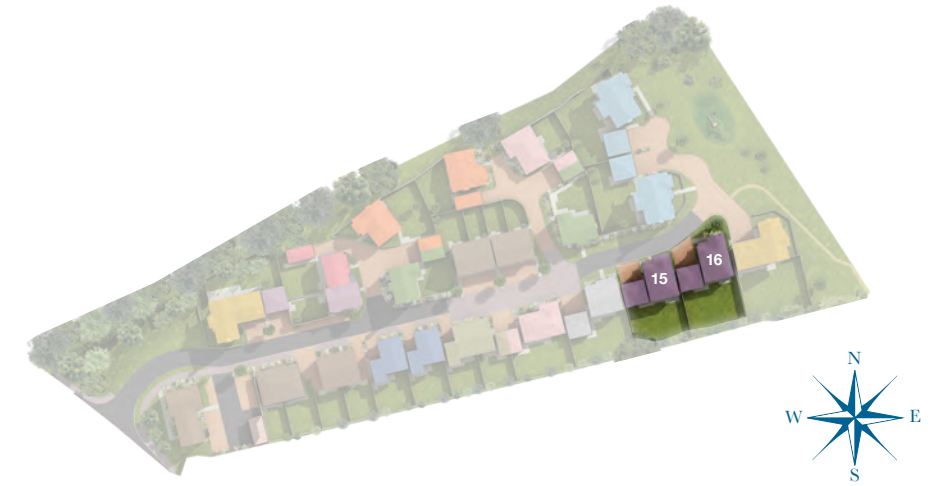
NO 15 & 16  
**THE BROCKHAM**  
*4 bedroom home*

**GROUND FLOOR**

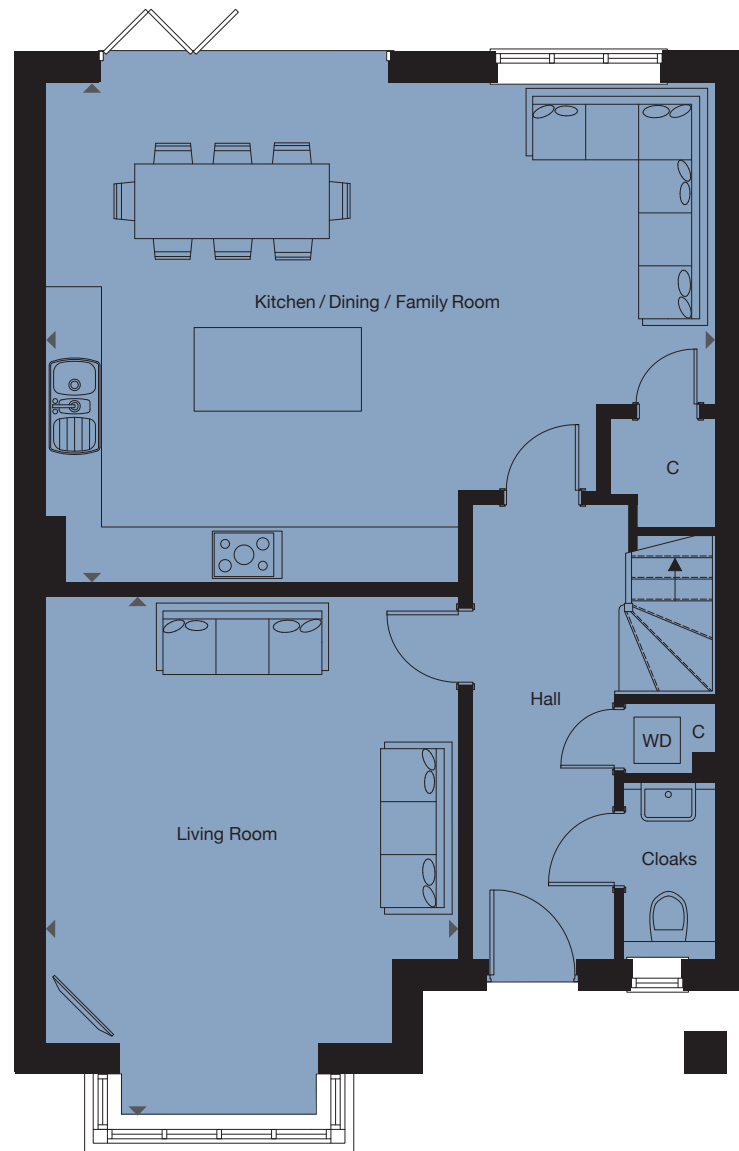
Kitchen/Dining/Family Room	7215mm x 5400mm	23'8" x 17'9"
Living Room	5640mm x 4450mm	18'6" x 14'7"

**FIRST FLOOR**

Master Bedroom	4445mm x 3730mm	14'7" x 12'3"
Bedroom 2	4295mm x 2655mm	14'1" x 8'9"
Bedroom 3	3530mm x 2820mm	11'7" x 9'3"
Bedroom 4	3690mm x 2650mm	12'1" x 8'8"



**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 and all bedrooms
- Internal digital TV aerial with distribution amplifier
- TV/satellite point to living room and secondary TV points to kitchen/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 Bifold doors to kitchen/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