



THAKEHAM



Computer generated image shown is indicative only.

NO 17 & 31

THE NUTBOURNE

4 bedroom home

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GROUND FLOOR

| | | |
|-------------|-----------------|---------------|
| Kitchen | 3450mm x 3150mm | 11'4" x 10'4" |
| Dining Room | 4075mm x 2865mm | 13'4" x 9'5" |
| Family Room | 4040mm x 3955mm | 13'3" x 13'0" |
| Living Room | 5415mm x 3675mm | 17'9" x 12'1" |

FIRST FLOOR

| | | |
|----------------|-----------------|---------------|
| Master Bedroom | 7095mm x 4315mm | 23'3" x 14'2" |
| Bedroom 2 | 3590mm x 3045mm | 11'9" x 10'0" |
| Bedroom 3 | 4475mm x 3190mm | 14'8" x 10'6" |
| Bedroom 4 | 3390mm x 3390mm | 11'1" x 11'1" |



GROUND FLOOR



FIRST FLOOR



C = cupboard A/C = airing cupboard W = wardrobe B = boiler WD = washer/dryer O = cylinder

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
- Stainless steel 5 burner gas hob with integrated extractor
- Integrated fridge/freezer and dishwasher
- Freestanding washer/dryer (to cloakroom cupboard)



STYLISH BATHROOMS

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

HEATING, ELECTRICAL AND LIGHTING

- Gas fired underfloor heating to ground floor with radiators to first floor
- Energy efficient boiler with mains pressured hot water cylinder
- Rosal limestone fire surround, granite hearth and Hunter inset wood burning stove
- LED downlights to hall and landing, kitchen, cloakroom, dressing rooms, bathroom and en-suites, 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
- TV/satellite point to living room and secondary TV points to family room and all bedrooms
- Internal digital TV aerial with distribution amplifier
- 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
- Dressing room to master bedroom with tall shelving unit, full and half height hanging rails and shelf above
- Dressing room to second bedroom with full and half height hanging rails and shelf above
- Ceramic floor tiling to hall, cloakroom, kitchen, dining room, family room, bathroom and en-suites, 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 and wood burning stove
- 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 dining room
- Landscaped front gardens and turf to rear gardens
- Paved paths and patio areas
- External tap and power point
- Shed to rear garden