

# Enjoy a Superb Specification

## INDIVIDUALLY DESIGNED KITCHEN

- Contemporary styled kitchen incorporating a choice of door & stone worktop finishes with matching upstand by Leicht
- 2 x AEG Multifunctional stainless steel fan assisted oven with Steam Bake (Energy Rated A)
- AEG Stainless steel microwave
- AEG 80cm Induction hob with touch controls and stainless steel extractor
- AEG Integrated in-column fridge (Energy Rated A+)
- AEG Integrated in-column frost-free freezer (Energy Rated A+)
- AEG Integrated dishwasher (Energy Rated AAA)
- Stainless steel sink with chrome mixer tap
- LED under wall unit lighting
- Chrome power sockets above worktops

## UTILITY ROOM

- Utility furniture by Leicht incorporating worktop and upstand
- Space and plumbing for separate washing machine and condenser dryer
- Single bowl stainless steel sink & chrome tap

## QUALITY BATHROOMS

- Contemporary styled bathrooms incorporating Laufen suite
- Washbasin with wall mounted chrome taps
- Inset mirrored cabinet to master ensuite and bathroom
- Full width mirror to ensuites and cloaks
- Walk-in shower with fixed head and hand held shower to ensuites
- Bath with concealed central filler to master ensuite

- Bath with retractable hand held shower to master ensuite and bathroom
- Bath with shower and screen to bathroom
- WC with chrome dual flush plate, concealed cistern and soft close seat
- Chrome heated towel rail to all bathrooms
- Ceramic wall tiles to selected areas
- Ceramic floor tiles with tiled skirting to all bathrooms

## HEATING, ELECTRICAL AND LIGHTING

- Energy efficient gas-fired central heating and hot water system with central programmer
- Under floor heating to ground floor with radiators to all upper floors
- Fireplace opening with gas point provided to selected plots
- LED Downlights to hall, landing, kitchen, living, master bedroom & dressing area, all bathrooms and cloakroom
- Chrome light switches to all reception rooms, hall and landing
- Master light switch
- Power and light to loft with ladder access

## HOME ENTERTAINMENT AND COMMUNICATIONS

- TV points to living, family/breakfast, dining and all bedrooms
- Satellite dish and wiring for Sky Q to living room
- Digital TV aerial and distribution system provided
- Telephone points to living and master bedroom
- Cat 6 pre-wired Home Network points provided to living, family, dining and all bedrooms

## INTERIOR FINISHES

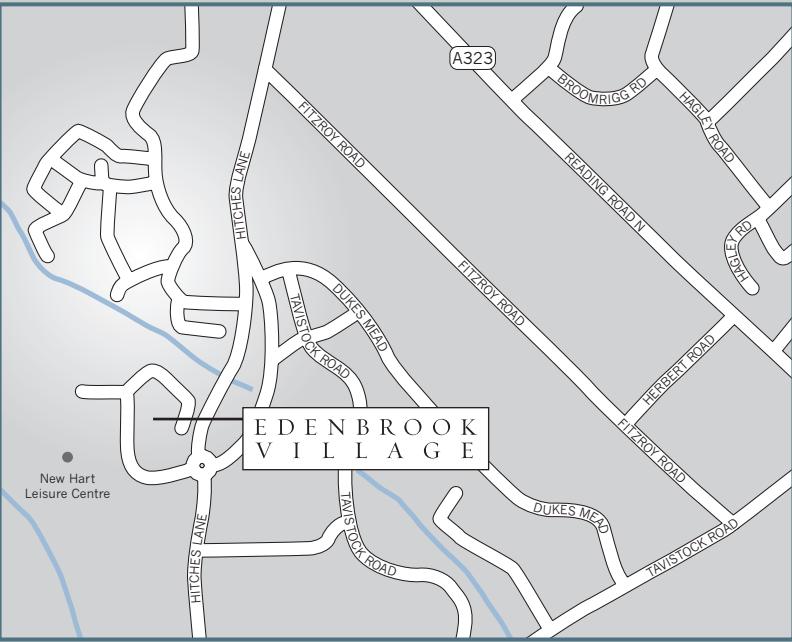
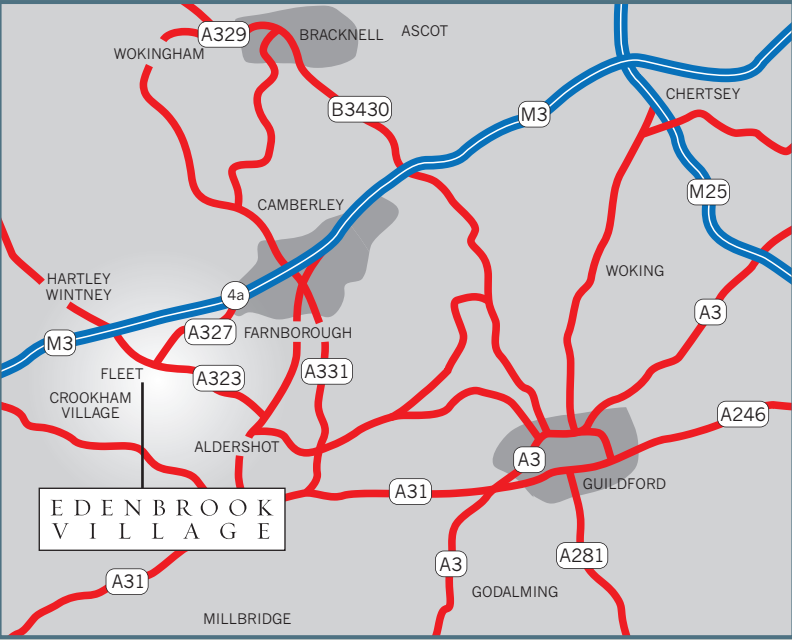
- Hand finished 2 Panel internal doors with chrome finish door furniture
- Glazed door to living room
- Painted staircase with stained oak handrail
- Fully fitted dressing room to master bedroom
- Satin paint finish to all internal joinery
- Ceramic floor tiles to hall, kitchen/ breakfast/family, cloakroom, utility and all bathrooms
- Fitted carpets to the remainder of the property

## EXTERNAL

- Feature entrance door with chrome door furniture
- PVCu windows and casement doors
- Double garage with power and light
- Private driveway parking
- Landscaped front garden and turf to rear garden
- Natural sandstone paving to paths and patio areas
- External power point
- External tap and Water butt provided

## SECURITY AND PEACE OF MIND

- High security front entrance door with multi point locking system
- External light to all external doors with PIR control to house frontage
- Facility for future wireless alarm system
- Mains fed smoke detector with battery back up, fitted to hall and landing
- 10 Year NHBC Buildmark Scheme



Maps are not to scale and show approximate locations only.

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## Designed for Life

All our customers are provided with a commitment that when they buy a new home from Berkeley they can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that they will enjoy an exceptional customer experience.

## Our Vision

We aim to put customers at the heart of our decisions. Dedicated sales teams will provide exceptional service throughout the buying process, and teams will manage the customer relationship from exchange of contracts through to completion, delivery of the new home and after occupancy.

Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. Berkeley Homes' reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to time frames, availability and change.



Parklands at  
EDENBROOK  
VILLAGE

The Buckwheat

4 bedroom home  
Plot 60



Parklands Phase Plan



- Two bedroom homes

The Oatgrass
- Three bedroom homes

The Copperleaf

The Foxtail

The Barley
- Four bedroom homes

The Buckwheat

The Waterush

The Edenbrook Village site plan is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice.

The Buckwheat

Plot 60

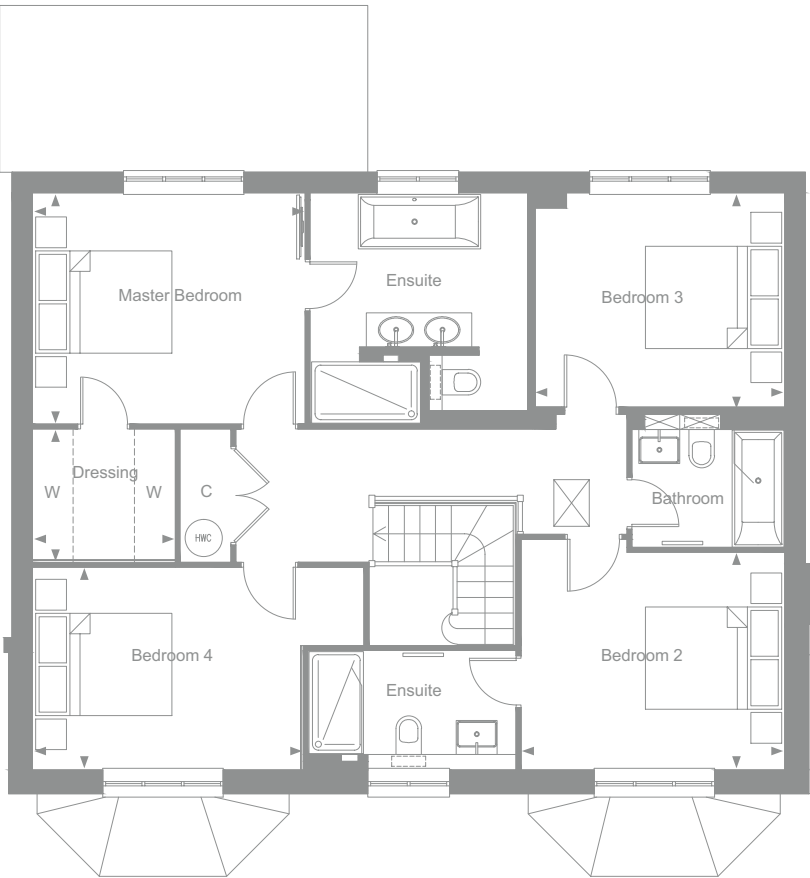


The Buckwheat is a spectacular detached four bedroom home. The impressive hallway leads to the extensive open plan kitchen/breakfast/family room which features two sets of French doors opening onto the garden. The separate living and dining rooms benefit from feature bay windows which flood the rooms with natural light and offer a tranquil place to retreat.

The first floor is home to the stunning master bedroom which features a large ensuite and separate dressing room. Three further double bedrooms complete the accommodation.

GROUND FLOOR

Living	5.65m x 3.79m	18'6" x 12'5"
Kitchen/Breakfast	8.15m x 3.61m	26'9" x 11'10"
Family	4.40m x 4.00m	14'5" x 13'1"
Dining	4.29m x 3.79m	14'1" x 12'5"



FIRST FLOOR

Master Bedroom	3.97m x 3.36m	13'0" x 11'0"
Dressing	2.06m x 1.93m	6'9" x 6'4"
Bedroom 2	3.84m x 3.16m	12'7" x 10'4"
Bedroom 3	3.77m x 3.15m	12'4" x 10'4"
Bedroom 4	3.94m x 2.94m	12'11" x 9'8"

- Boiler

Hot Water Cylinder

Washing Machine or Washer / Dryer Location
- Cupboard

Loft Access Hatch

Fitted Wardrobe

Indicates where measurements have been taken from. Computer generated image of The Buckwheat house-type is indicative only and subject to change. Floor plans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. S820-4060C/4BH1