

HARPERBURY PARK

RADLETT • HERTS

BERRINGTON

A WONDERFUL FOUR BEDROOM
DETACHED FAMILY HOME

THE WONDERFUL *berrington*

Inviting Interiors - The impressive four bedroom Berrington oozes flexibility and space with the superior open plan kitchen / dining room, an area filled with light beaming in from contemporary French doors. This room also extends further into an inviting family area so you can put your feet up whilst keeping an eye on dinner. The contemporary fitted Symphony kitchen offers an abundance of storage facilities, cleverly hidden within sleek units, fully customisable dependent on build stage.

Perfect Features - Off the entrance hall you'll find the substantial lounge, a perfect homely space for all the family to relax at the end of the evening. The ground floor also offers a cleverly designed utility cupboard and cloakroom.

Superior Bedrooms - The first floor consists of the four double bedrooms all finished with a neutral look to allow for your personal taste once you move in. The master bedroom is complete with mirror fronted fitted sliding wardrobes and a personal en suite shower room, the perfect escape at the end of a busy day.

Stunning Bathroom - Along the hallway is the family bathroom which boasts a separate bath and shower cubicle and features superb white Roca sanitaryware with complementing Hansgrohe fittings.



GROUND FLOOR:

LOUNGE

3.62m x 5.24m
11'11" x 17'3"

KITCHEN / DINING / FAMILY*

4.35m x 8.21m
14'3" x 26'11"

UTILITY CUPBOARD

STUDY

2.46m x 1.97m
8'1" x 6'6"

CLOAKS

FIRST FLOOR:

BEDROOM 1

4.49m x 3.20m
14'9" x 10'6"
incl. robes

EN SUITE

BEDROOM 2*

3.55m x 3.15m
11'8" x 10'4"
incl. robes

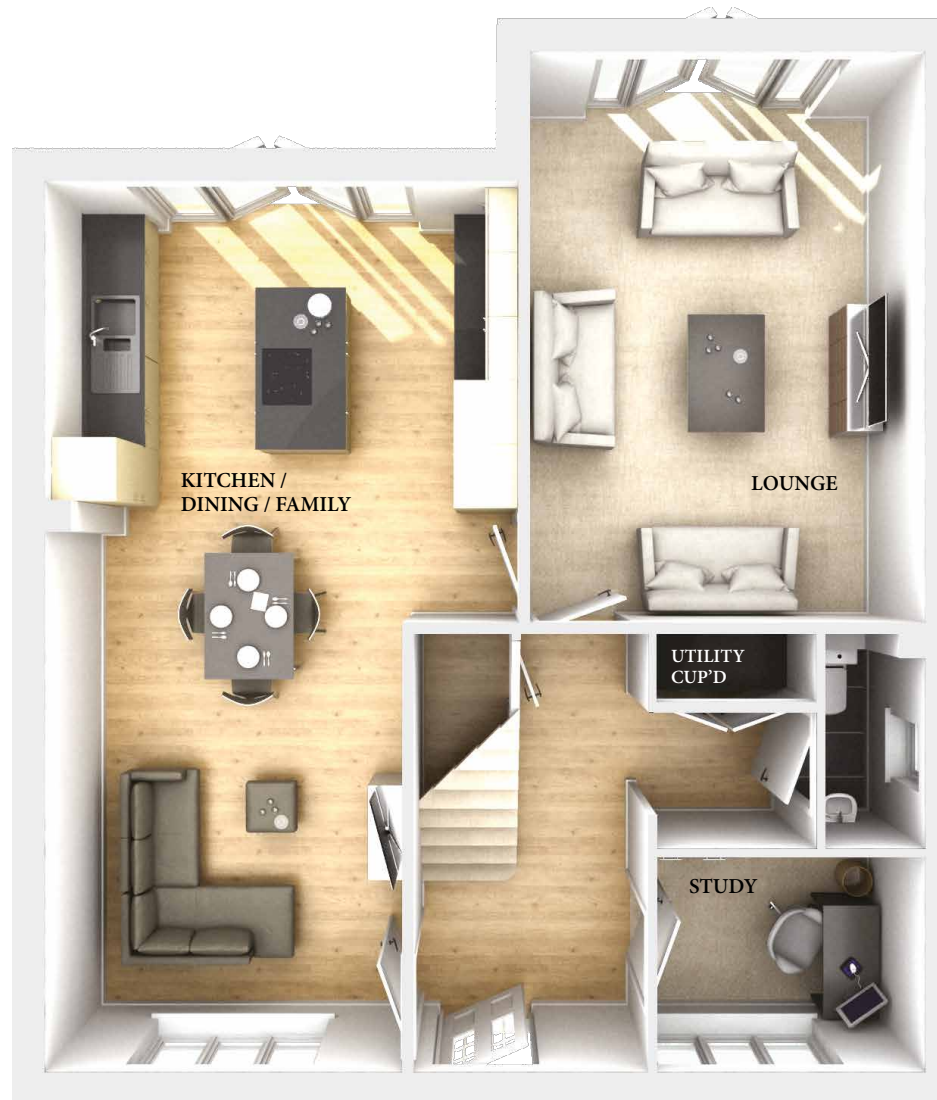
BEDROOM 3

4.15m x 2.64m
13'7" x 8'8"

BEDROOM 4

3.89m x 2.64m
12'9" x 8'8"

BATHROOM



GROUND FLOOR

*maximum dimensions



FIRST FLOOR

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YOUR NEW HOME *specification*

KITCHENS

- Choice of fully fitted quality **Symphony** kitchen* with internal drawer system. Also including boiler housing.
- Choice of Symphony stainless steel or glass splashback behind hob*.
- Quartz engineered stone worktops with upstand*.
- **Carron Phoenix** inset stainless steel sink with Carron Phoenix tap to Kitchen*.
- **Bosch** kitchen appliances:
 - Electric hob
 - Double electric oven
 - Fully integrated fridge / freezer
 - Contemporary style island cooker hood
- LED strip under-cupboard lighting to kitchen.

BEDROOMS

- Fitted **Space•Pro** sliding wardrobes to master bedroom and bedroom two.
- Wardrobes finished with silver mirrored door fronts and silver framing with internal hanging rail and shelf.

HEATING

- Energy efficient gas boilers achieving over 88% efficiency under the SEDBUK 2009 rating system.
- Energy efficient gas fired central heating with compact radiators including top and side covers.

BATHROOMS

- **Roca** contemporary style white sanitaryware with complementing **Hansgrohe** chrome fittings.
- **Ideal Standard** metallic shower enclosure complete with Hansgrohe shower to bathroom and en suite.
- **Towelrads** White heated towel rail (thermostatic) to bathroom and en suite.
- Fitted mirror to bathroom and en suite.
- **Porcelanosa** ceramic wall tiling:
 - Bathrooms and en suites: Generally half height tiling around bath and behind sanitaryware with full height tiling to shower enclosure.
 - Cloakrooms: Splash-back tiling behind basin.

INTERNAL FINISHES

- Internal walls and ceilings finished in **Dulux Almond** matt emulsion (woodwork finished in white gloss).
- Painted MDF window boards throughout, except to bathrooms where tiling is included.
- Chamfered skirting board - 119mm x 18mm.
- Chamfered architrave - 69mm x 18mm.
- White painted five vertical panel internal doors complete with chrome ironmongery.
- Staircases: Oak handrail with all other components finished in white.

LIGHTING & ELECTRICAL

- **Green Lighting** Satin Chrome downlighters to: Hall, cloakroom, kitchen / dining / family area, bathroom and en suite.
- Pendant light fittings to all other locations. (also included with downlighters in dining / family area)
- **Deta** White light switches and sockets, including:
 - TV point to family area, lounge and master bedroom.
 - Telephone point to lounge.
 - Shaver socket to bathroom.
 - Double socket and batten light fitting to garage.
- Mains operated doorbell and smoke alarms.

EXTERNAL FINISHES

- Turfed front garden and side gate.
- Paved area to rear garden using buff paving slabs.
- 1.8m high timber post and panel divisional fencing. Closeboard fencing to all external boundaries.
- High performance front door sets.
- Sealed double glazed windows throughout.
- **Green Lighting** motion sensitive (PIR) light fitting to the front of property.
- **Novoferm** steel manually operated garage door.

BLOOR HOMES[®]

These particulars are intended as a preliminary guide for prospective purchasers and should not be relied upon. The elevational treatment for individual house types shows a typical arrangement. Details of materials and design treatments may vary. Any artist impressions shown are not intended to represent any particular plot. Purchasers are advised to inspect the layout plan to establish the arrangement of the house and surrounding property. Internal layouts show a general arrangement which may vary from plot to plot. Room sizes given are approx. overall finished room sizes and subject to normal building tolerances (ie \pm 75mm). Specification information shown is correct at time of production and subject to change. In all instances purchasers are advised to inspect plot specific information available from our sales team. Nothing in these particulars or verbal assurance shall form or constitute part of any contract, and are given without any responsibility on behalf of Bloor Homes. **Sept 2019 Rev A**