



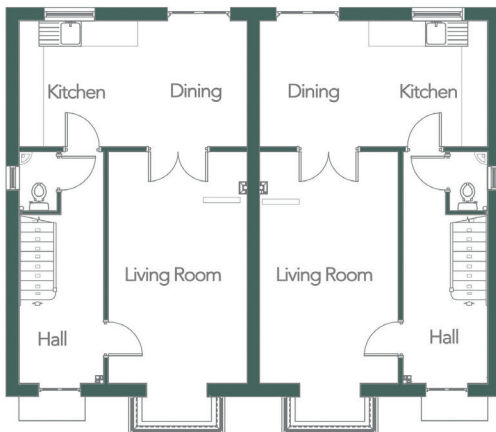
Westfield Park

The Hornbeam



The Hornbeam

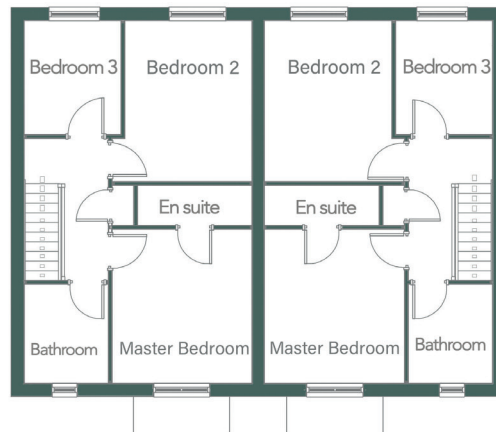
Ground Floor



Ground Floor

Living Room	3300mm	x	5500mm
Kitchen Dining	5410mm	x	3000mm
Hall	2010mm	x	5500mm

First Floor



First Floor

Bedroom 1	3326mm	x	3662mm
Bedroom 2	3026mm	x	3824mm
Bedroom 3	2310mm	x	2713mm
Bathroom	2010mm	x	2363mm

Details are given as a general guide and are subject to alteration. The plans shown are not to scale and the dimensions should be used for reference only and should not be relied on for ordering carpets and furniture.

For individual plot details please contact Canters.

These details do not represent any contractual offer or obligation on behalf of Canters.

WESTFIELD PARK LOUTH

STANDARD SPECIFICATION

External Features

- High performance pre-finished composite front door with security locks.
- Half glazed PVCU back door with multi-point locking system (as planning).
- PVCU double glazed windows.
- Paved footpaths and paved patio area to gardens as design.
- Outside Tap.
- Turfed front and back gardens with approved landscaping scheme.
- External light fitting to front with 'dusk to dawn' operation.
- Outside socket.
- Outside tap.
- Fencing, please consult master plan for details.
- Single garage with side door included.

Internal Features

- Lockable double-glazed windows except for escape windows.
- Alarm system.
- Smooth ceilings throughout finished in white emulsion.
- All woodwork to be white eggshell.
- Chiltern White emulsion to all internal walls.
- Oak veneered doors.
- High electrical specification to include downlighting to kitchen and bathrooms, TV sockets to most rooms.
- USB point to all habitable rooms.
- Main smoke detectors with battery back-up.
- Super-fast fibre optic broadband.
- Wired for Sky.

Kitchen

- Choice of high-quality units with individual designs for each house type, to include branded integrated appliances as follows:- oven, hob, fridge-freezer, dishwasher.

Bathrooms

- White sanitary ware with chrome finish taps.
- White Roca cabinet to main bathroom.
- Towel rails to all bathrooms.
- Extensive wall tiling to all bathrooms in choice of designs and shades.

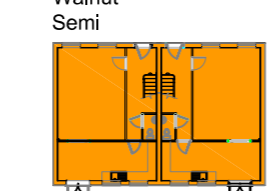

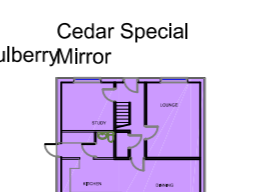

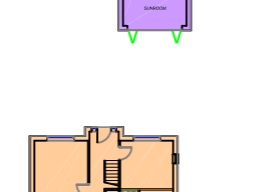
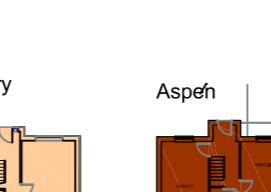
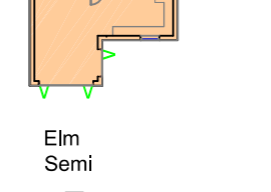
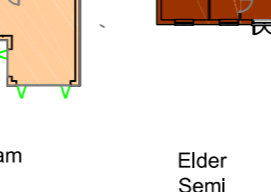
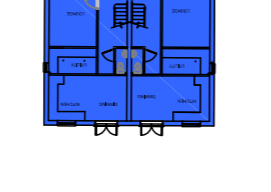

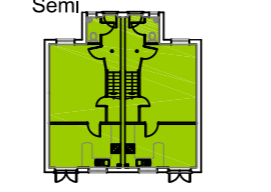
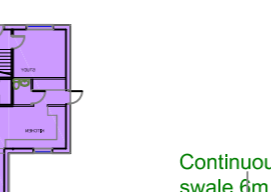
Heating

- Energy efficient gas central heating with thermostatically controlled radiators as design.
- Roof insulation/thermal wall insulation.

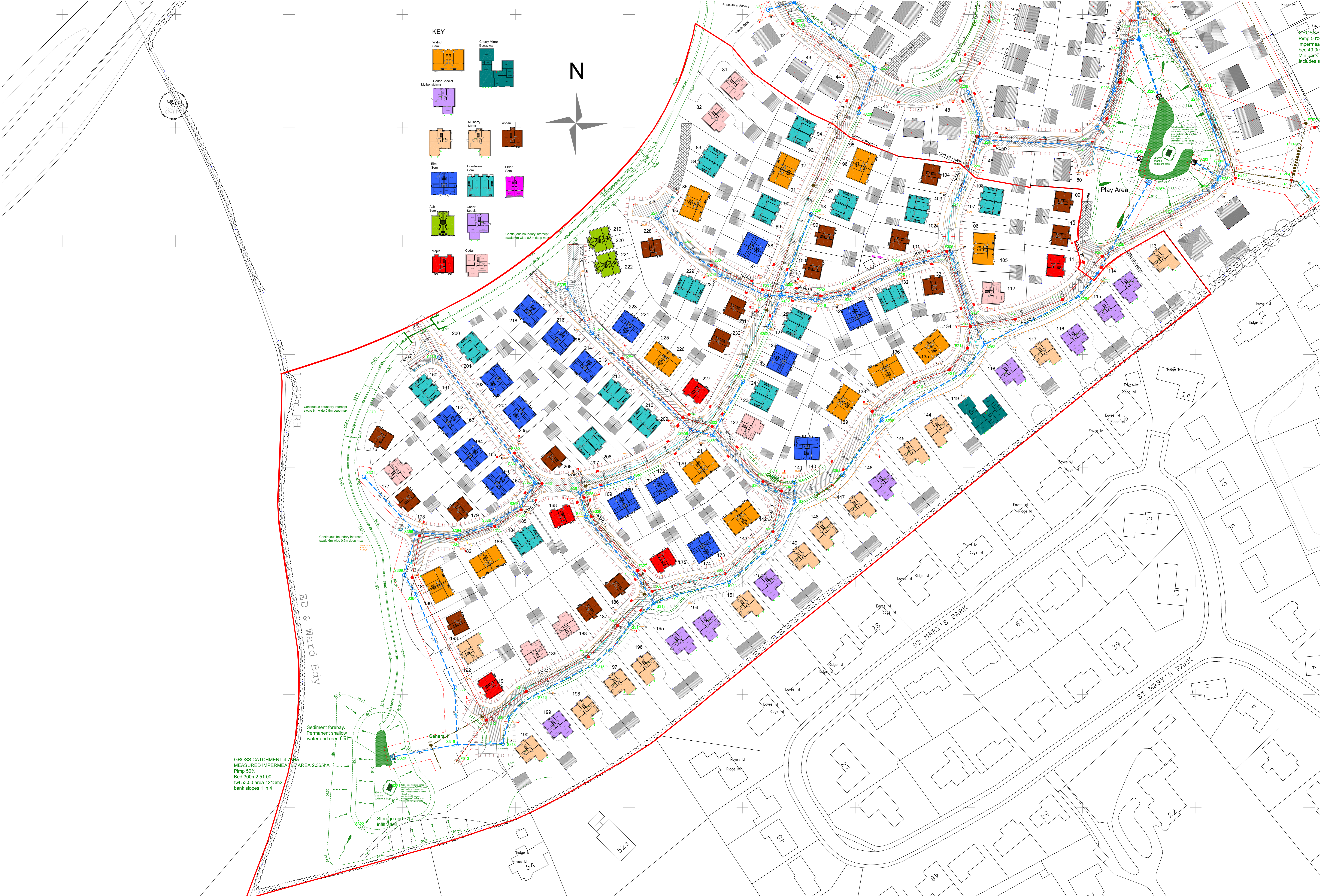
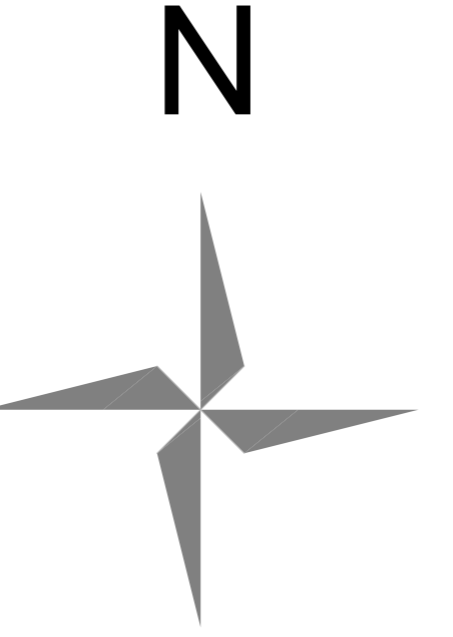
10 Year Warranty - Premier Guarantee

Specification is subject to variation without notice. If there are any items which are particularly important to you, please specifically check with the Sales Adviser

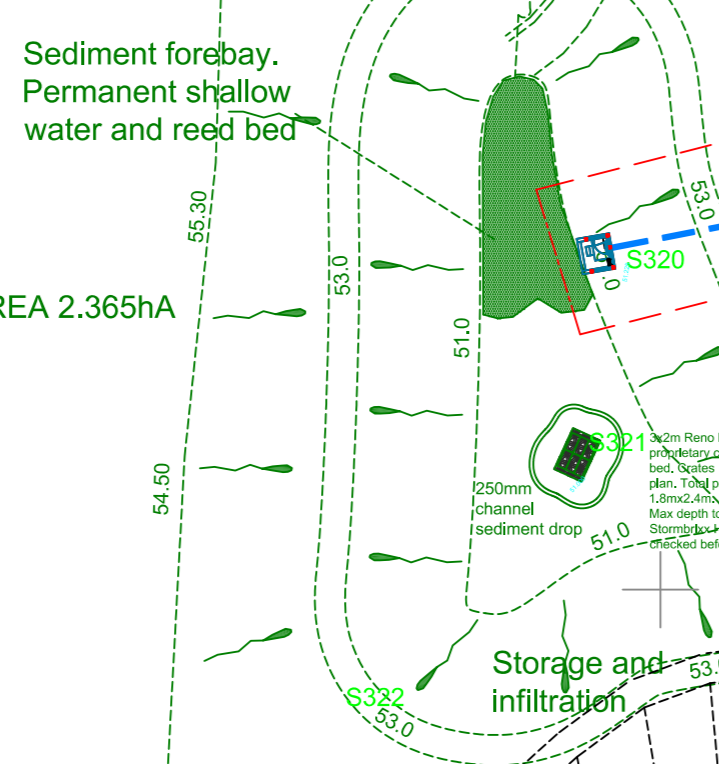
KEY

Continuous boundary intercept swale 6m wide 0.5m deep max



GROSS CATCHMENT 4.7716
 MEASURED IMPERMEABLE AREA 2.365ha
 Pimp 50%
 Best 300m² 51.00
 twl 53.00 area 1213m²
 bank slopes 1 in 4



Edge
 eROSS-6
 Pimp 50%
 Impermea
 bed 49.0m
 Min bank
 Includes e