

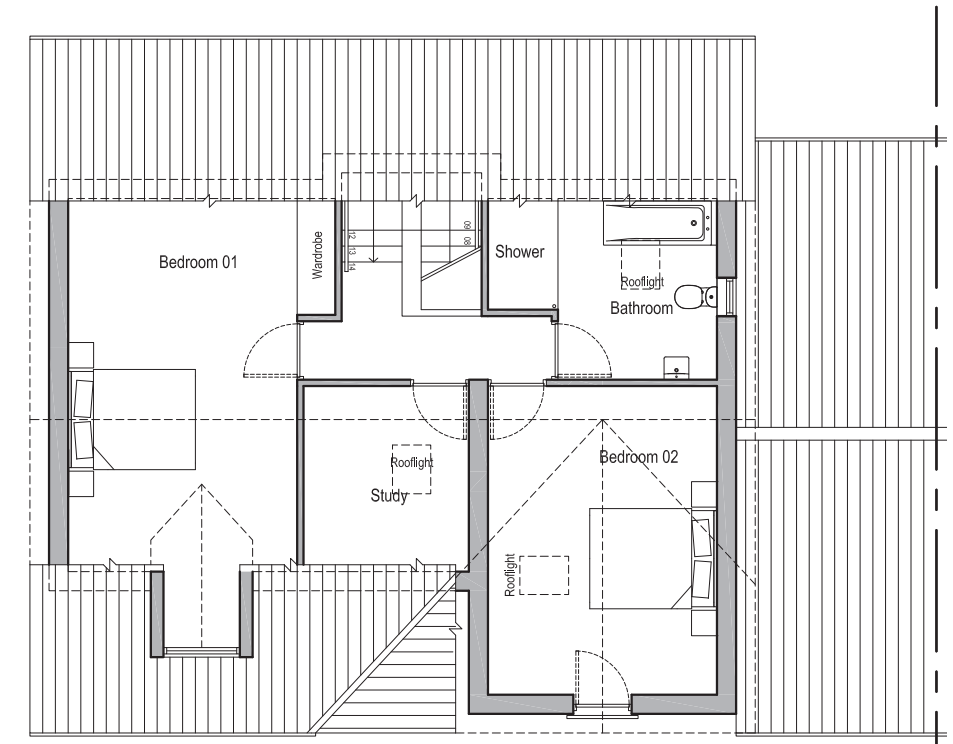
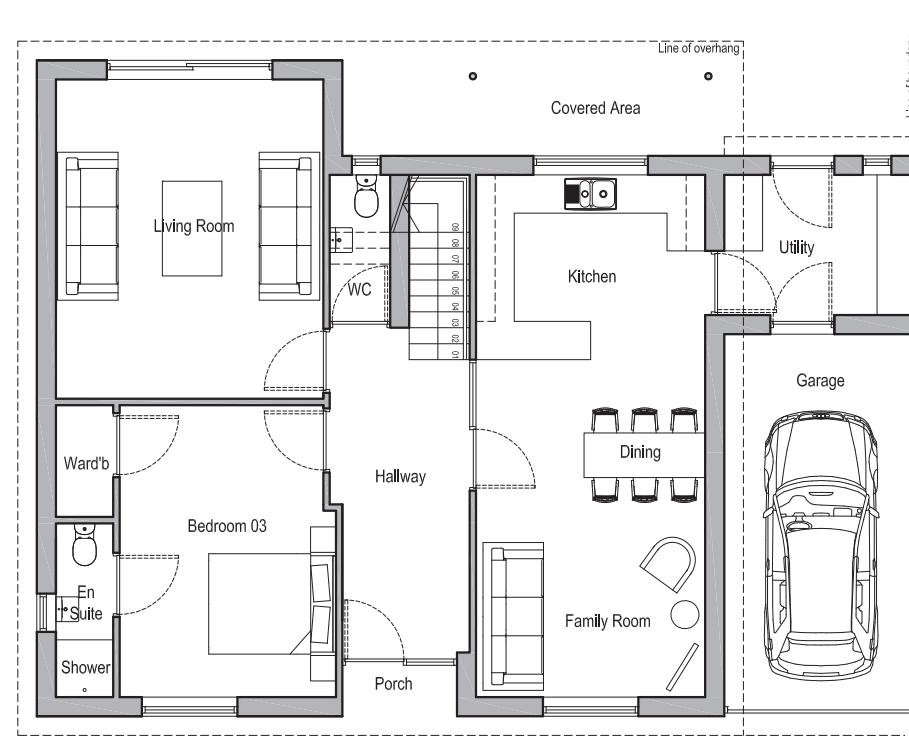


# THE GREEN

## WALTHAM

### Semi Detached Type A 3 Bedroom Dormer Bungalow

GROUND FLOOR	W(m)xH(m)	W(')xH(')
Living Room	4.200mx5.015m	13'9"x16'5"
Kitchen/Dining/Family room	3.600mx8.200m	11'10"x26'11"
Utility	3.000mx2.200m	9'10"x7'3"
Bedroom 3	3.400mx4.585m	11'2"x15'1"
Garage	3.000mx5.900m	9'10"x19'4"
FIRST FLOOR		
Bedroom 1	3.600mx5.862m	11'10"x19'3"
Bedroom 2	3.600mx4.850m	11'10"x15'11"
Study	2.600mx2.915m	8'6"x9'7"



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.

# THE GREEN

WALTHAM

## Site Plan











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# THE GREEN WALTHAM

## Development Layout

KEY:

-  Bungalow Type A
-  Bungalow Type B
-  Detached Type A
-  Semi-Detached Type A
-  1.5 Mews
-  2.5 Mews
-  Townhouse
-  Cottage



Cheapside

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## SPECIFICATION DETAILS The Green, Waltham

### Electrical

- Telephone point to living room.
- T.V. socket in living room and kitchen/diner and 2 further bedrooms.
- Virgin/BT fibre to master entry point.
- USB port to sockets to kitchen and main bedroom.
- Shaver sockets to en-suite.
- Chrome accessories fitted to main rooms downstairs, hall and landing and white MK accessories fitted to all other rooms.
- Chrome/White halogen down lighters are fitted to kitchen, main bathroom and en-suite.
- Garage to have a strip light switched from inside and a double socket
- Carriage lighting to front door and sensor lighting to back door, above patio.
- Energy efficient lighting throughout.

### Security

- Each property has mains operated inter-connected smoke detectors to all floors with battery back-up.
- Electronic security alarm fitted.

### Bathroom

- White contemporary styled sanitary ware with chrome taps and shower head.
- Furniture where applicable, see design for each individual house.
- All bathroom fittings, furniture and tiles will be sourced from Waltham Plumbing Supplies.
- Chrome/white towel rail to bathrooms and en-suites.
- Choice of high quality ceramic tiles to bathrooms and en-suite walls to specified areas from a range of Waxman tiles.
- Choice of high quality ceramic tiles to bathrooms and en-suites floors.

### Cloakroom

- WC and washbasin vanity unit provided.
- Choice of tiling to basin splashback.

### Kitchen

- Every home has a thoughtfully designed kitchen layout created by specialists at Howdens with soft close doors and drawers.
- Each house type has been allocated a category of kitchen and there will be a choice of style, doors, worktops and handles within this category.
- All styles and choices can be seen at Howdens Grimsby.
- If an alternative range is chosen or additional units added, this may result in an additional cost.
- Each kitchen will come with a suite of standard appliances by Lamona, that will include Fridge/Freezer, built in Microwave (certain house types only), Induction Hob, Extraction Canopy, single/double fan Oven and Integrated Dishwasher.
- Ceramic/composite Lamona standard 1.5 Bowl with chrome monobloc mixer tap in Kitchen
- Stainless Steel standard 1.5 Bowl with chrome monobloc mixer tap in Utility.
- Upstands to match the worktop will be provided.
- For further details see the individual kitchen design for each house type.

### Rainwater Goods

- Black UPVC gutters and downpipes

# CanTERS

## Heating

- Gas condensing pressurised boiler or Combi boiler.
- Underfloor heating downstairs and thermostatically controlled radiators upstairs.

## Walls and Ceilings

- All internal walls will be finished in a soft white emulsion paint and woodwork will be finished in white eggshell or stain.
- Ceilings are to be smooth and finished in white emulsion paint.

## Windows and Patio Doors

- Stormproof high performance casement UPVC windows and doors - doubled glazed units with clear glass and obscured glazing to bathroom, en-suite and cloakroom.
- Windows to be dark grey on the outside and white inside.

## Internal Doors

- Solid core oak veneer doors

## Ironmongery

- Brushed chrome

## External Door

- Composite door with 5-point locking to front.
- Upvc double glazed to rear/utility.

## Garage Doors

- Electronically operated garage doors on detached properties and non-electric on semi's.
- The car port or garage to be finished with a smooth concrete floor

## Joinery

- 7 inch MDF Ogee skirting downstairs and 5 inch upstairs.
- 3 inch MDF Ogee architrave.

## Staircase

- Solid softwood staircase.
- Painted stock chamfer spindles
- Painted or stained handrail.

## Fireplaces

- Tiled hearth and oak lintel provided to all fireplaces.

## Drives and Patios

- Drives to be permeable paving or gravel.
- Patios to be Bradstone Peak Riven paving with a block paved edge

## Landscaping and Boundaries

- Seeded lawn areas to the front and rear where applicable
- Landscaping in accordance with landscaping plan.
- Rear boundary fences to be close boarded per boundary plan.

## Warranty

- LABC 10 year new homes warranty.

**Choice is dependent on built stage of property.**

**Specification is subject to changes from listed above.**