



The Meppershall

4 bedroom detached town house (1748 sqft)



Ground Floor

- Lounge 6.45m (into bay) x 3.45m
21'2" (into bay) x 11'3"
- Kitchen/Diner 8.68m x 3.27m
28'5" x 10'8"
- Utility
- WC

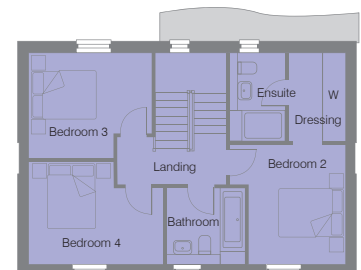
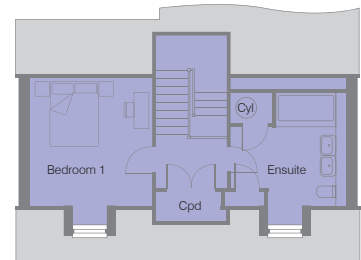
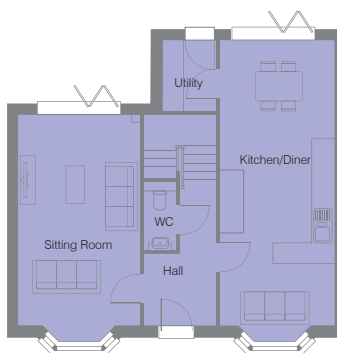
First Floor

- Bedroom 2 3.43m x 2.78m
11'3" x 9'1"
- Dressing Area
- Ensuite
- Bedroom 3 3.03m x 3.53m max
9'11" x 11'7" max
- Bedroom 4 3.86m x 2.93m
12'8" x 9'7"

- Family Bathroom

Second Floor

- Bedroom 1 3.64m x 3.51m
11'11" x 11'6"
- Ensuite



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The Meppershall – Quality & Style

Kitchens

- Choice of JT Ellis Contemporary flat fronted handle free door in a range of matt and wood effect finishes with soft close hinges.
- Abode single sink with mixer tap.
- Quartz worktops with upstand.

Appliances

- Ceiling Extractor hood.
- Bosch 60cm black single oven x 2.
- Bosch 80cm induction hob.
- Bosch integrated microwave.
- Bosch 60cm integrated dishwasher.
- Bosch integrated tall fridge.
- Bosch integrated tall freezer.
- CDA 30cm wine cabinet.

Sanitary ware

- WC – White low-level WC with wall mounted wash basin in vanity unit or wall mounted wash hand basin.
- Bathroom – White suite, contemporary style Hansgrohe taps, thermostatic shower valve and multi-function slide rail shower. Lakes shower screen, illuminated white bath panel. Low level WC with soft close seat, with shaver point and chrome heated towel rail.
- Ensuite/s – White shower tray with Vado multi-function slide rail shower, low level WC with soft close seat and wash hand basin. Chrome heated towel rail. Illuminated wall mirror with shaver point (where possible).

Décor

All walls and ceiling painted in Dulux matt white. Skirting boards, architrave and 6 panelled moulded smooth internal doors painted in Dulux acrylic satin wood white, with polished chrome lever handles and hinges.

Wardrobes

Choice of finish to fitted wardrobes, sliding or hinged doors, to main bedroom with shelf and hanging rail.

Heating

- Gas central heating with Ideal Logic system wall mounted boiler and large hot water cylinder tank.
- Dual zone smart thermostats for smart phone operation.
- White wall hung thermostatically controlled radiators. Electric chrome heated towel rails to bathroom and ensuite.

Electrical Specification

- White LED spotlights to kitchens, landings and bathrooms.
- Euro plate multi-function TV outlet to sitting room.
- Mains wired smoke, heat and carbon monoxide detectors.
- Prewired for BT Home Hub.
- TV Point to all bedrooms.
- BT Points to sitting room and smallest bedroom/study area.
- Socket with USB charging points to kitchen and bedroom 1.
- Loft light.
- Low energy pendant lighting to sitting room, dining areas and bedrooms.
- Digital TV aerial provided on request.
- Ring Doorbell.
- Outside lights to front and rear of the property.
- Outside power point.
- Direct power solar panels.

Tiling

- WC – Choice of large format Porcelanosa ceramic wall tiles to behind WC and splashback to basin.
- Bathrooms – Choice of large format Porcelanosa wall tiles with option of feature tiling.

Flooring

- Choice of Karndean Knight tile luxury vinyl flooring to Entrance Hall, WC, Kitchen/Dining areas (the same throughout) and Bathrooms.
- Choice of Furlong, Elegance range carpets to sitting room, stairs, landing/s and bedrooms.

Outside

- The garden is laid to lawn with a patio area.
- Outside tap and power point.
- Garages have power points and lighting.
- EV Car charging point.

- THE DIMENSIONS ARE TAKEN FROM CONSTRUCTION DRAWINGS AND MAY VARY SLIGHTLY DURING THE COURSE OF CONSTRUCTION. WE WILL USE OUR BEST ENDEAVOURS TO CHECK THE DIMENSIONS ONCE THE PROPERTY IS COMPLETE.
- THE BATHROOM AND KITCHEN LAYOUTS ARE INDICATIVE FOR THE BROCHURE. PLEASE ASK THE CONSULTANT FOR THE DETAILED DRAWINGS.
- CHOICES CAN BE MADE SUBJECT TO THE STAGE OF CONSTRUCTION.



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