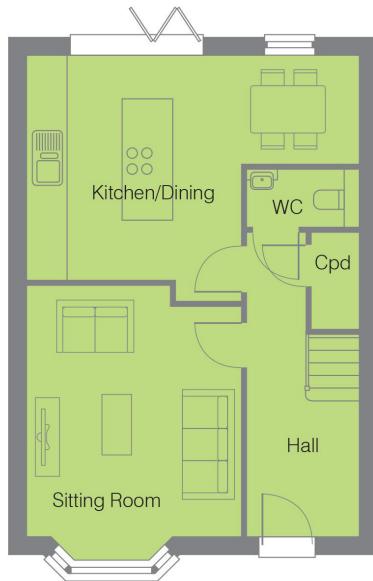




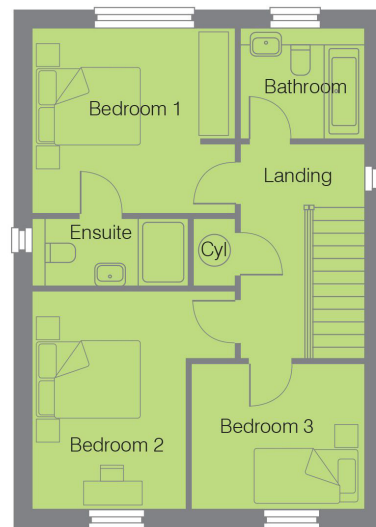
# The Stanford

1130 sqft 3 bedroom Semi-detached house



## Ground Floor

- Sitting Room 4.5m x 3.81m  
14'9" x 12'7"
- Kitchen/Diner L Shaped 5.97m narrowing to 3.83m x 4.03m  
narrowing to 1.95m  
L Shaped 19'5" narrowing to 12'5" x 13'2"  
narrowing to 6'4"
- WC



## First Floor

- Bedroom 1 3.65m x 3.36m  
12'0" x 11'0"
- Ensuite
- Bedroom 2 2.76m x 3.89m  
9'1" x 12'9"
- Bedroom 3 3.09m x 2.59m  
10'2" x 8'6"
- Family Bathroom

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# The Stanford – Quality & Style

## Kitchens

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

## Appliances

- Extractor hood.
- Bosch 60cm black single oven.
- Bosch 60cm induction hob.
- Bosch Integrated Microwave.
- Bosch 60cm integrated dishwasher.
- Bosch Integrated tall fridge/freezer.
- Bosch Integrated washer/dryer.

## Sanitary ware

- WC – Roca low level WC with wall mounted wash hand basin.
- Bathroom – White Roca suite, contemporary style Hansgrohe taps, concealed thermostatic shower valve and multi-function slide rail shower. Lakes shower screen, illuminated white bath panel. Low level WC with soft close seat, fitted, illuminated mirror (where possible) and heated towel rail.

## Décor

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

## Wardrobes

Choice of Fitted wardrobes to main bedroom with shelf and hanging rail.

## Heating

- Gas central heating with Ideal Logic System wall mounted combi boiler, with white wall hung thermostatically controlled radiators. Electric chrome heated towel rails to bathroom.
- Honeywell Home smart thermostat for smart phone operation.

## Electrical Specification

- White inset LED spotlights to; kitchen, landing and bathroom.
- Outside lights to front and rear of the property.
- Outside power point.
- Outside tap.
- Euro plate multi-function outlet to sitting room.
- Mains wired smoke and carbon monoxide detectors.
- Pre-wired for BT Home Hub in Lounge.
- TV point to sitting room and bedroom 1.
- BT points to sitting room and 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.
- Ring Doorbell.
- Direct power solar panels.
- Home electric car charger.

## Tiling

- Cloakroom - choice of Porcelanosa ceramic wall tiles full height behind WC & splashback to basin.
- Bathroom – choice of large format Porcelanosa ceramic wall tiles, with full height tiling around bath and feature tiling behind wash hand basin and WC.

## Flooring

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

Please Note - 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. Also, the bathroom and kitchen layouts are indicative for the brochure. Please ask the sales consultant for detailed drawings.  
NOTE – Choices can be made subject to stage of construction.