



# The Langford

3 bedroom semi-detached town house (1393 sqft)

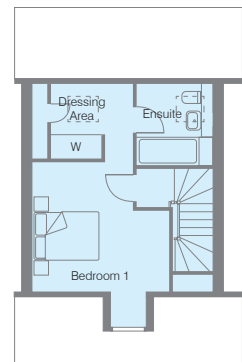
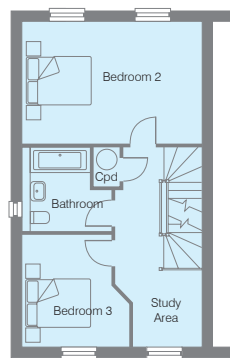
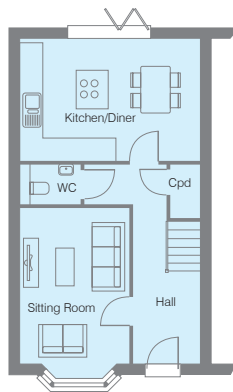


## Ground Floor

- Sitting Room 4.45m into bay x 3.12m  
14'5" into bay x 10'2"
- Kitchen/Diner 5.17m x 3.48m  
16'9" x 11'4"
- WC

## First Floor

- Bedroom 2 5.17m x 3.48m max  
16'9" x 11'4" max
- Bedroom 3 3.07m x 3.20m max  
10'0" x 10'5" max
- Study Area
- Family Bathroom



## Second Floor

- Bedroom 1 3.93m x 3.76m max with sloping ceilings  
12'1" x 12'4" max
- Ensuite
- Dressing Area



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# The Langford – 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 mounted 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 – 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, fitted illuminated mirror with shaver point (where possible) and chrome heated towel rail.
- Ensuite – 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 combination boiler.
- Dual zone smart thermostats for smart phone operation.
- White wall hung thermostatically controlled radiators. Electric chrome heated towel rails to bathroom and ensuite (where applicable).

## 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.
- 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, study area, and bedrooms.

## Outside

- The garden is laid to lawn with a patio area.
- Outside tap and power point.
- Garages (were applicable) have power points and lighting.
- If the Plot does not have a garage, then a timber shed is provided.
- 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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