

THE DORNEYWOOD

AN OUTSTANDING
FOUR BEDROOM
DETACHED HOME

**THE
DORNEYWOOD**
AN OUTSTANDING
FOUR DOUBLE
BEDROOM
DETACHED
FAMILY HOME



↳ Artists impression of The Dorneywood



↳ Typical interiors of The Dorneywood lounge & kitchen

Spacious Interiors

The stunning Dorneywood is the epitome of luxurious living. Off the extra wide entrance hall is the spacious lounge, featuring three windows that flood the room with natural light, it's the perfect place for the whole family to relax and spend some quality time together. The ground floor is also home to a cloakroom and a generous study that is perfect as a office for those that work from home.

Stunning Features

The impressive kitchen / dining area is the total width of the property, at over nine metres with a feature bay window. Including contemporary fitted Symphony kitchen, separate utility and beautiful French doors opening to the rear garden, the area is filled with natural light, perfect for entertaining friends & family and further enhanced by the space for a sofa.

Flexible Living

Upstairs is home to the four good sized bedrooms, all carefully planned to offer flexible living with extensive floor space. For added convenience and luxury, two of the four double bedrooms benefit from en suite shower rooms. The master suite also features mirror fronted fitted wardrobes for an abundance of additional storage options.

Elegance Defined

All bedrooms have access to the elegant family bathroom with separate bath and shower cubicle that features sparkling white Roca sanitaryware with complementing Hansgrohe fittings. Luxury Porcelanosa tiling completes the look, these can also be personalised to suit your individual taste and style.

Ground Floor:

Lounge

3.48m x 4.78m
11'5" x 15'8"

**Kitchen / Dining
/ Family**

9.07m x 3.95m
29'9" x 13'0"

Study

3.14m x 2.15m
10'3" x 7'1"

Utility

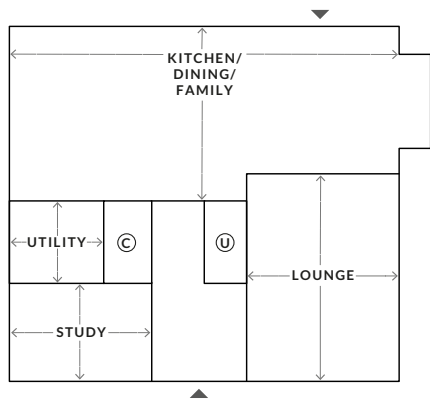
1.99m x 1.89m
6'6" x 6'2"

Cloaks

Total floor space area
1639ft²

↔ Measurement Points

▼ External Access



First Floor:

Bedroom 1

3.08m x 4.71m
10'1" x 15'6"

En Suite

Bedroom 2

3.14m x 2.69m
10'4" x 8'10"

En Suite

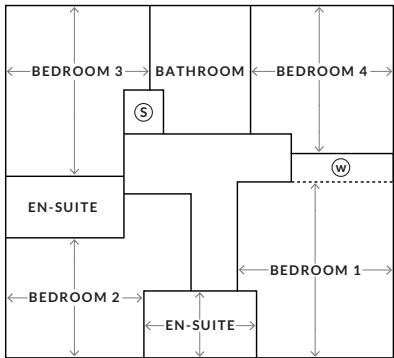
Bedroom 3

3.30m x 3.98m
10'10" x 13'0"

Bedroom 4

3.23m x 3.39m
10'7" x 11'2"

Bathroom



THE DORNEYWOOD SPECIFICATION

Kitchen

- Choose from a range of fully fitted, quality Symphony kitchens with matching range to utility
- PV edged worktops with matching up-stands
- Stainless steel splashback behind hob
- Composite granite effect 1.5 bowl sink to kitchen

Kitchen appliances:

- AEG Gas hob
- AEG Double electric oven
- AEG Cooker hood

Bedrooms

- Sliding fitted wardrobes to master bedroom, finished with silver mirrored soft-close door fronts and grey framing

Bathrooms

- Roca contemporary style white sanitaryware with complementing chrome fittings
- Metallic framed shower enclosure complete with thermostatic shower to en suite. (Electric showers fitted to selected plot en-suites)
- White heated towel rail (thermostatic) to bathroom
- Porcelanosa ceramic wall tiling, finished with white tile trim. For tiling areas, please see Sales Advisor

Heating

- Energy efficient gas fired central heating with compact radiators including top and side covers



↳ Typical Dorneywood kitchen interior with upgrades

Lighting

- White downlights to kitchen, bathroom and en suites
- White downlight above shower cubicle
- Batten light fittings to cloakroom and pendant light fittings to all other locations

Renewable Energy

- Rolec EV car charging point installed as standard
- Low-profile, roof integrated solar panels that help boost the energy efficiency savings



↳ Typical Dorneywood bedroom

Electrical

- White light switches and sockets
- Telephone point to living room
- TV point to living room, family area and master bedroom
- Data point to living room, master bedroom and study
- Power and lighting to garage
- Mains operated smoke alarm with back up battery pack
- Carbon monoxide detector (battery operated)



↳ Premium finishes with upgrades

Internal Finishes

- Internal walls and ceilings finished in Dulux Timeless matt emulsion
- Painted MDF window boards throughout in gloss finish, except to bathrooms where tiling is included
- Chamfered skirting board and architraves
- Embossed white painted internal doors complete with chrome ironmongery
- Staircases - Oak handrail with all other components finished in white

External Finishes

- Turfed or landscaped front garden - Please refer to layout
- Paved area to rear garden using buff paving slabs
- Divisional plot fencing with walls or fencing to all external boundaries - Please refer to layout
- PIR sensed light to front entrance
- Steel manually operated garage door
- High performance front door sets and sealed double glazed windows
- Wooden side gate

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Bloor Homes,
Ashby Road,
Measham,
Derbyshire,
DE12 7JP

hq@bloorhomes.com
www.bloorhomes.com



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DORNEYWOOD - 496S 4.3

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