

THE ARLEY



BROADMEADOW PARK  
SANDBACH • CHESHIRE



An impressive 4 bedroom property, The Arley features a generously sized lounge with French doors leading to the garden, a separate family/study room and 4 spacious bedrooms.



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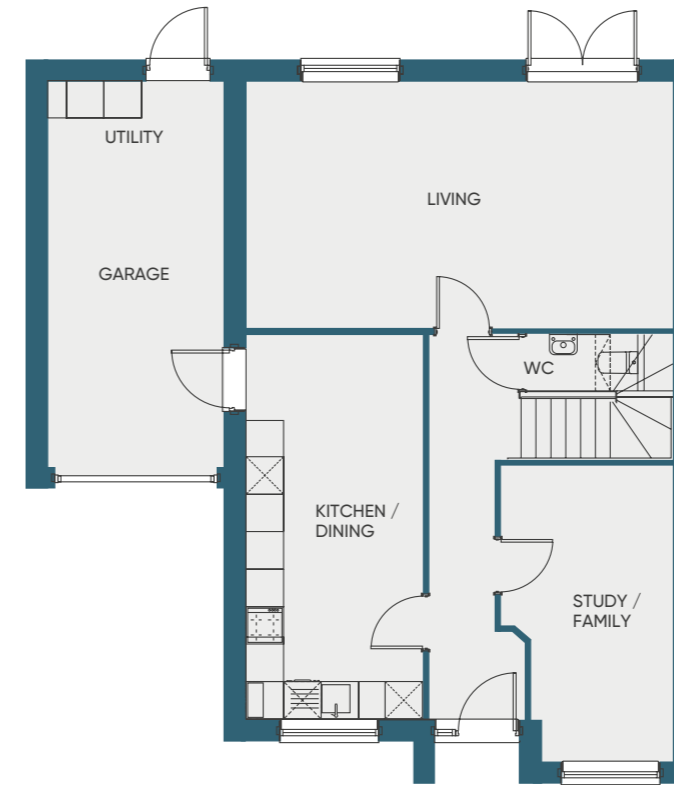
# Site plan

- The Arley
- Show homes and marketing suite

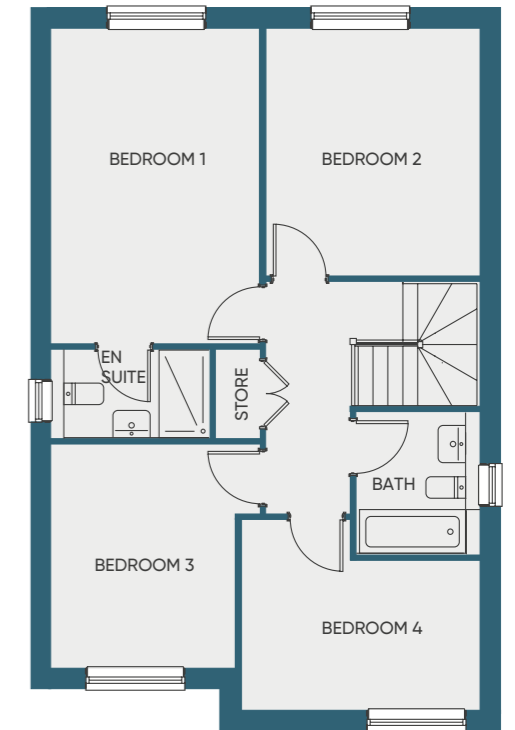


# The Arley

4 bedroom house



Ground floor



First floor

# Specification

## Kitchen

- A range of stylish kitchen doors and stone worktops\*
- One & a half bowl sink with mixer tap
- Integrated appliances including; fan assisted electric double oven, 5 ring hob, stainless steel extractor hood, fridge-freezer
- Integrated dishwasher
- Feature under-cupboard lighting

## Bathroom and Ensuite

- Thermostatically controlled shower to ensembles
- Villeroy & Boch white sanitaryware with chrome fittings
- Trojan white bath
- Shaver point
- Choice of Porcelanosa ceramic wall and floor tiles\*

## External

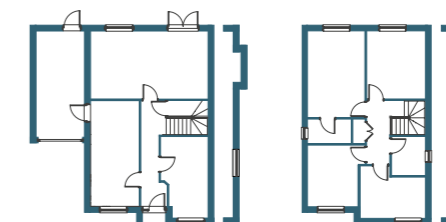
- Turf to rear garden
- Fencing to rear garden
- Outside tap
- External lights to front and rear

## General

- PVCu double-glazed windows with locking handles
- Oak veneered doors with chrome door furniture
- Gas central heating with thermostatically controlled radiators
- Recessed downlighters to kitchen, bathroom & ensuite
- TV and Telephone point to ground floor and master bedroom
- Hard-wired smoke alarms with battery back-up to all floors

Kitchen/Dining	6.23m x 2.86m	20.4ft x 9.3ft
Living	6.77m x 3.98m	22.2ft x 13ft
Study/Family	4.79m x 2.80m	15.7ft x 9.1ft
Bedroom 1	5.09m x 3.37m	16.6ft x 11ft
Bedroom 2	3.98m x 3.46m	13ft x 11.3ft
Bedroom 3	3.62m x 2.97m	11.8ft x 9.7ft
Bedroom 4	3.86m x 2.45m	12.6ft x 8ft

Wall variations



\*Choices are available subject to stage of construction

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