





Property Description

PARK VIEW

A Stunning Collection of Three and Four Bedroom New Build Detached Homes set in the sought after location of Baggeridge Park and enjoying panoramic views of the Countryside.

The Developer has taken much care attention to detail to create a beautiful development of six, Three and Four Bedroom Detached Homes are finished to a high specification to include integrated appliances. Customers will have the choice of Kitchen doors, worktops and handles to create their own design.

Unlike most developers, E&J Developments are providing all flooring and carpets as standard, not as an optional extra. You will have your choice of flooring and carpets from the range.

All walls, architraves and shirting boards will be painted white.

Bathroom Suites will be white with Chrome Fittings (i.e. taps).

Please check the Specification for further details.

Customer Choices are from the range provided and will be subject to your Reservation Date. Therefore, the earlier you reserve, the more choice you will have.

Ground Floor:

Kitchen Diner

18' 7" x 12' 7" (5.66m x 3.84m)

Lounge

13' 1" x 11' 4" (3.99m x 3.45m)

W.C

First Floor:

Bedroom One

16' x 9' 3" (4.88m x 2.82m)

Bedroom Two

12' 6" x 9' 2" (3.81m x 2.79m)

Bedroom Three

10' 3" x 7' 8" (3.12m x 2.34m)

Bathroom

Specification:

KITCHEN

- Fitted Kitchen by Wrens Kitchen (Option of Shaker or plain front in a selection of colours depending on build stage).
- Work surfaces - Laminate worktops (a number of options to choose from depending on build stage).
- Integrated Electric Oven & Electric Induction Hob
- Space for washer/dryer (not included)
- Dish Washer

- Fridge/Freezer
- Chimney Hood

BATHROOM(S), EN-SUITES & WC/CLOAKS

- Sanitary ware
- Bath with shower over and screen
- In En-suite (Plot 3) there will be free standing Shower, Toilet and Sink

TILING

- Kitchen Splash Back
- Bathroom Half Tiled walls & Splash Back
- En Suite ceiling height tiles

FLOORING

- Floor Tiling - Kitchen, Hall/Utility & Bathrooms/WC
- Carpet - Living Room & upstairs

DOORS

- Front & Rear External Doors
- Black, Wooden Front Door
- White Paneled Internal Doors
- Chrome Ironmongery
- White Patio Doors

DECORATION

- Walls & Ceilings painted white throughout
- Gloss White Woodwork

PLUMBING & HEATING

- Boiler Cool Energy Air Source Heater with Tank - Wet system
- Underfloor Heating Downstairs
- Radiators Upstairs (Towel Rail in Bathroom)
- Plumbing for Washing Machine
- Dishwasher supplied & plumbed
- Outside Tap supplied

ELECTRICAL

- External Socket to rear
- Chrome Switches and Sockets
- BT Fibre Point
- Telephone Points
- Shaver Point
- Extractor Fans in Kitchen & Bathrooms
- Spot Lights in Kitchen, Hall & Bathrooms
- Pendant in Lounge and Bedrooms
- Door Chime
- Digital TV Aerial (wire only) in Kitchen, Living Room & Bedrooms

EXTERNAL

- Rear Garden - Artificial Grass / Turf / Slabs (Plot specific - Please speak to Sales Advisor to confirm which materials are to be used on the plot you are interested in)
- Feather edged fencing
- External Lighting on entrance to property
- Outside Tap & Socket at rear
- White framed windows

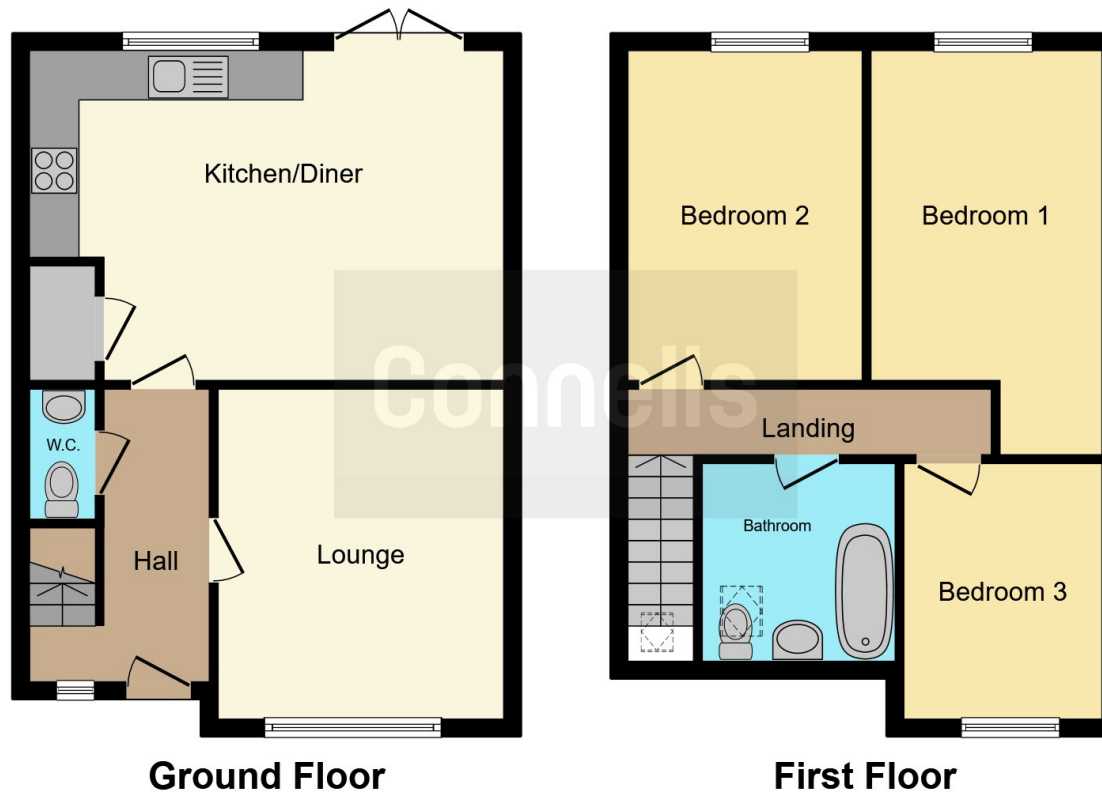
Agents Notes:

Illustrations, measurements and details have been produced for guidance purposes only, individual plots and specification may be subject to change. Please check details of your chosen plot with the selling agent before making any financial commitment to purchase.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

Tenure: Freehold

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