



Spring Gardens

NUMBER 4



THE NURSERIES
SUTTON VALENCE

NO.4 SPRING GARDENS SPECIFICATION



KITCHEN FEATURES

- The shaker style kitchen is equipped with a comprehensive range of wall and floor units with laminate worktops, up stand and splash back.
- Fully integrated appliances to include a 4-ring induction hob, extractor, double oven with grill, fridge/freezer, washer dryer and dishwasher.

BATHROOM, EN SUITE AND CLOAKROOM

- Contemporary white suites with chrome fittings.
- Cabinetry to cloakroom and bathroom.
- Heated white towel rail provided to the bathroom and en suite.
- Mirror and shaver socket provided to the bathroom and en suite.
- Ceramic wall tiles to the bathroom, en suite and cloakroom.

ELECTRICAL AND MULTIMEDIA

- White switch plates and sockets throughout.
- Double sockets with USB inserts included in kitchen area, each side of bed position in bedroom 1 and one in each other bedroom.
- Recessed down lights or pendant lighting to all rooms.
- TV and BT points are provided to selected rooms with a provision for Sky Q (box, dish and subscription not included).
- CAT6 cabling from master BT point (under stairs cupboard) to TV position in the living room and bedroom 1 to allow for hard wired internet access to these locations only. Other locations to rely on wireless internet access (subscription not included).
- EV car charging station provided within the Car barn.
- Power provided to loft area.

CENTRAL HEATING AND HOT WATER

- An efficient combination boiler controls both the hot water and central heating system, via radiators with thermostatic controls.

PEACE OF MIND

- Double glazed PVCu windows and doors with multi point locking system.
- External lighting provided to all external doors.
- A mains fed smoke alarm is fitted to the hall and landing with a battery backup.

FINISHING TOUCHES

- Vertical five panel moulded internal doors with chrome fittings finished in a white gloss with half glazed doors to the Kitchen/dining room and living room.
- French doors provided to the dining area.
- White painted softwood staircase with oak handrail.
- Sliding wardrobe doors with shelf and hanging space in bedroom 1.
- All internal joinery will consist attractive skirtings and architraves finished in a white gloss.
- Amtico flooring fitted to the kitchen/dining room, cloakroom, hallway, bathroom and en suite.

EXTERNAL FEATURES

- Landscaped front garden with feature planting.
- Turf to rear garden with an area of patio.
- External waterproof socket to the rear of the property.
- External tap provided.
- Single Car barn.

AFTERCARE

- Elivia Homes Eastern has a dedicated Customer Aftercare Department providing peace of mind for two years after you move into the property.

SERVICES

- Mains electricity, gas and drainage.
- BT Fibre Broadband speed up to 300mb (Subject to connection and subscription).
- PV panels provide Solar energy to your home via GSE integrated Solar Panels System, generating energy saving opportunities (daylight hours only and weather dependant).

GUARANTEES

- All the homes come with a ten-year Premier warranty.

TENURE

- Freehold house with a designated managed Car barn and additional parking space for the exclusive use of the homeowner.

PLEASE NOTE

- There is a telecommunication mast on the adjacent land behind plot 4, please refer to the site plan for its location in relation to the property.

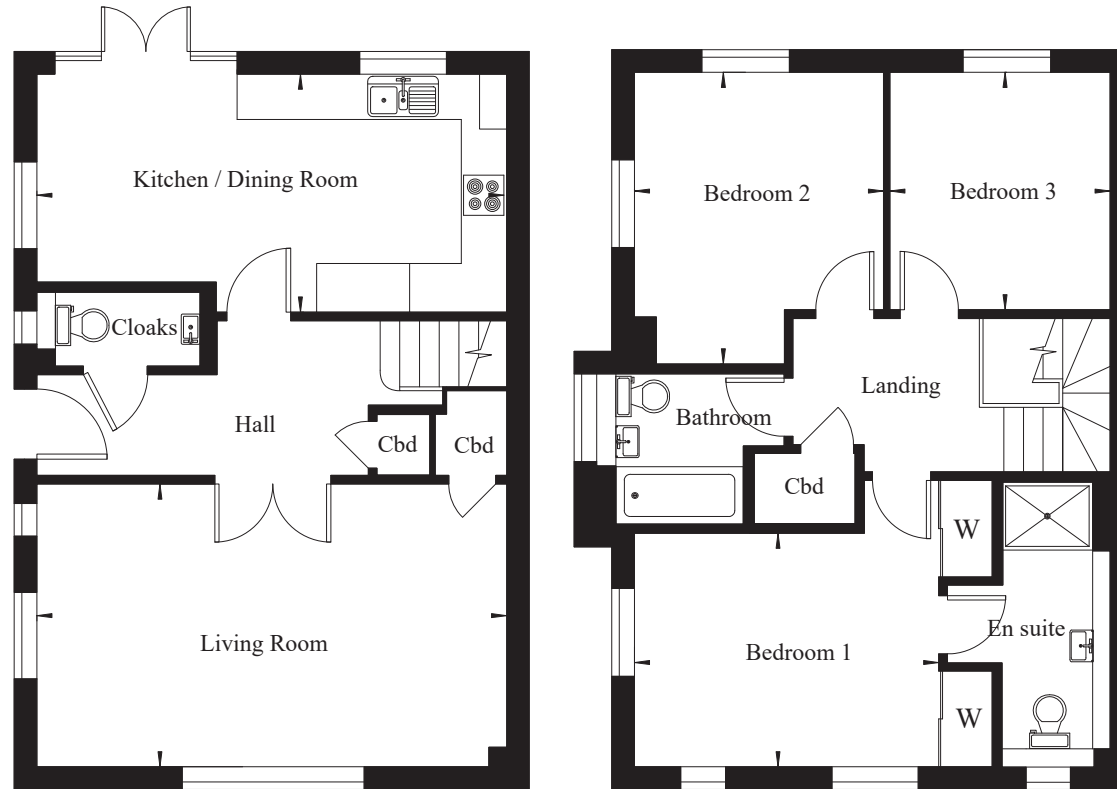
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NO.4 SPRING GARDENS

3 BEDROOM SEMI-DETACHED



GROUND FLOOR

Kitchen/Dining

3.11m x 6.25m
10'-2" x 20'-6"

Living Room

3.75m x 6.25m
12'-3" x 20'-6"

FIRST FLOOR

Bedroom 1

3.07m x 3.98m
10'-0" x 13'-0"

Bedroom 2

3.87m x 3.27m
12'-8" x 10'-8"

Bedroom 3

3.14m x 2.87m
10'-3" x 9'-5"



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THE NURSERIES
 SUTTON VALENCE

CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk



Protection for new-build home buyers

The Nurseries will be a small development consisting of 18 homes and will be situated outside the village of Sutton Valence, Kent.

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Please note plots 12 to 18 are Affordable Homes.