



*READY SUMMER 2024 AND AVAILABLE TO RESERVE NOW * EXCLUSIVE SMALL DEVELOPMENT OF JUST 13 HIGH-END HOMES * HIGH SPECIFICATION AND FINISHES THROUGHOUT * OPEN PLAN KITCHEN / BREAKFAST / FAMILY ROOM * SEPARATE LOUNGE, DINING ROOM AND STUDY * UTILITY ROOM AND CLOAKROOM * MASTER SUITE WITH DRESSING ROOM AND EN-SUITE SHOWER ROOM * BEDROOM TWO WITH EN-SUITE SHOWER ROOM * FOUR FURTHER GOOD-SIZED BEDROOMS * FAMILY BATHROOM * ENCLOSED REAR GARDEN * DOUBLE WIDTH GARAGE WITH OFF-ROAD PARKING AND EV CHARGING STATION* INCLUDES 0.35 ACRES OF LAND IN ADDITION TO THE GARDEN ON THE SITE PLAN*

ENTRANCE HALL

Providing access to all ground floor accommodation.

STUDY

10'2" x 8'4" (3.10m x 2.55m)

LOUNGE

17'5" x 14'1" (5.31m x 4.31m)

DINING ROOM

15'10" x 12'9" (4.85 x 3.90)

KITCHEN / BREAKFAST / FAMILY ROOM

30'3" x 15'8" (9.24m x 4.78m)

KITCHEN AREA

BREAKFAST AREA

FAMILY AREA

UTILITY ROOM

CLOAKROOM

LANDING

MASTER BEDROOM

18'0" x 10'11" (5.5 x 3.35)

EN SUITE SHOWER ROOM

BEDROOM TWO

14'4" x 9'1" (4.37 x 2.78)

EN SUITE SHOWER ROOM

BEDROOM THREE

16'9" x 9'8" (5.12 x 2.97)

BEDROOM FOUR

15'9" x 9'0" (4.81 x 2.75)

BEDROOM FIVE

11'6" x 9'4" (3.52 x 2.86)

BEDROOM SIX

15'10" x 8'11" (4.83 x 2.74)

FAMILY BATHROOM

DOUBLE WIDTH GARAGE

SPECIFICATION

Kitchens

- German engineered Häcker kitchen with a choice of colours and finishes (subject to build stage)
- Quartz worktops and downstands to Islands*
- Quooker hot tap
- Integrated NEFF appliances including; Slide&Hide® oven, combi microwave, induction hob, extractor, wine cooler, fridge freezer, dishwasher, porcelain floor tiles.

Bathrooms and En-Suites

- Ceramic sanitary ware
- Double panel bath screens

- Chrome taps and showers
- Full height porcelain wall tiles
- Concealed toilet cisterns
- LED mirrors
- Shaver sockets
- Vanity units
- Bathroom accessories

Environmental Details

- Gas heating and hot water
- Worcester Bosch boiler
- HIVE thermostat to first floor
- Underfloor heating to ground floor
- Midfloor insulation

Finishes and Features

- Bifold / patio doors*
- Carpet laid in every non-tiled room
- Matwell to the hall
- Oak veneered doors with stylish handles
- Media plate to master bedroom and lounge
- Television points in every bedroom
- Chrome sockets and switches
- Fitted wardrobe to master bedroom

External Details

- Contemporary red brickwork
- Anthracite horizontal cladding*
- Co-ordinating windows
- Complimenting roof tiles
- Electric vehicle charger to the garage
- Landscaped garden with turf and patio

* Dependent on house type

PHOTOGRAPHS

Please note, the photographs are for illustrative purposes to showcase the finish offered by Brampton Valley Homes and they are from a similar property by the house builder.

VIEWING

By prior telephone appointment through Bradshaws only.

Energy Efficiency Rating	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

