



* READY JUNE/JULY 2024 AND AVAILABLE TO RESERVE NOW * EXECUTIVE SMALL DEVELOPMENT OF JUST 13 HOMES * HIGH SPECIFICATION AND FINISHES * OPEN PLAN KITCHEN / DINING / FAMILY ROOM * SEPARATE LOUNGE AND STUDY * UTILITY ROOM AND CLOAKROOM * MASTER SUITE WITH DRESSING ROOM AND EN SUITE SHOWER ROOM * BEDROOM TWO WITH EN SUITE SHOWER ROOM * THREE FURTHER GOOD SIZED BEDROOMS * FAMILY BATHROOM * REAR GARDEN * DETACHED DOUBLE WIDTH GARAGE WITH OFF ROAD PARKING TO THE FRONT *

ENTRANCE HALL

STUDY

15'11" x 10'8" (4.86 x 3.27)

LOUNGE

17'11" x 16'9" (5.47 x 5.13)

KITCHEN / DINING / FAMILY ROOM

31'10" x 23'1" (9.71 x 7.06)

UTILITY ROOM

CLOAKROOM

LANDING

MASTER BEDROOM

14'4" x 9'11" (4.30 x 3.03)

DRESSING ROOM

13'10" x 10'0" (4.22 x 3.07)

EN-SUITE SHOWER ROOM

BEDROOM TWO

16'9" x 10'4" (5.13 x 3.17)

EN-SUITE SHOWER ROOM

BEDROOM THREE

11'10" x 10'8" (3.63 x 3.27)

BEDROOM FOUR

11'1" x 9'10" (3.40 x 3.01)

BEDROOM FIVE

11'5" x 8'9" (3.50 x 2.67)

FAMILY BATHROOM

DETACHED 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

PHOTOGRAPHY

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

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

