



\*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 / DINING ROOM \* SEPARATE LOUNGE AND STUDY \* UTILITY ROOM AND CLOAKROOM \* MASTER SUITE WITH EN-SUITE SHOWER ROOM \* TWO FURTHER GOOD-SIZED BEDROOMS \* FAMILY BATHROOM \* ENCLOSED REAR GARDEN \* DETACHED GARAGE WITH OFF-ROAD PARKING AND EV CHARGING STATION \*

## ENTRANCE HALL

Providing access to all ground floor accommodation.

## STUDY

9'9" x 6'5" (2.99m x 1.97m)

## LOUNGE

14'2" x 13'10" (4.33m x 4.22m)

## KITCHEN / DINING ROOM

20'10" x 12'8" (6.36m x 3.88m)

## KITCHEN AREA

## DINING AREA

## UTILITY ROOM

## CLOAKROOM

## LANDING

## MASTER BEDROOM

13'11" x 12'9" (4.25m x 3.90m)

## EN SUITE SHOWER ROOM

## BEDROOM TWO

12'6" x 12'4" (3.82m x 3.76m)

## BEDROOM THREE

12'6" x 8'3" (3.82m x 2.52m)

## FAMILY BATHROOM

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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