



*"The Value is in the View"*TM

The Grove ~ at Colgate

Phase 2

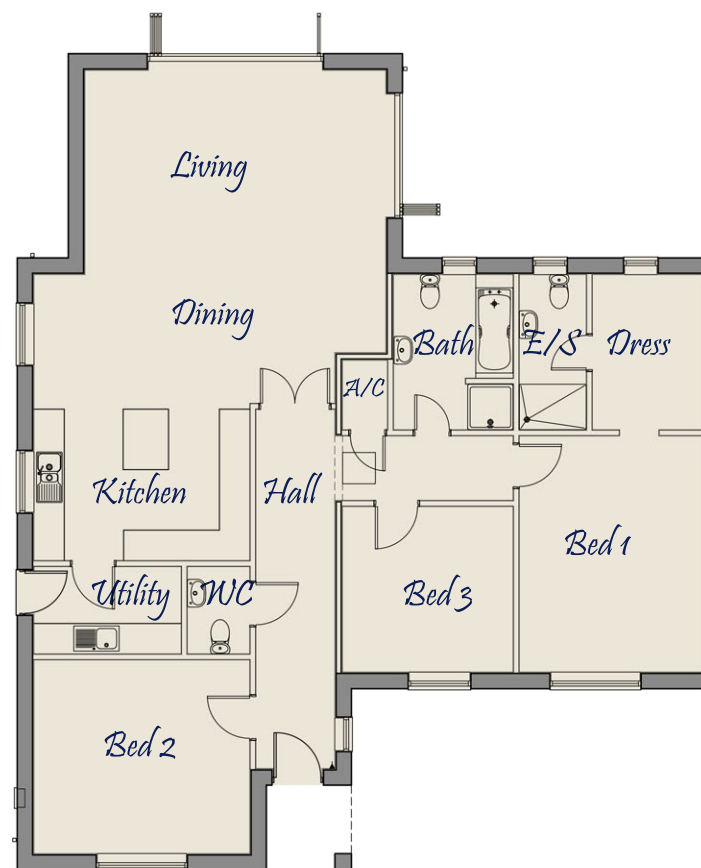


The Hazel

HIGHGROVE
— HOMES —

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Living/Dining	-	6.6m x 5.97m	-	21'8" x 19'7" (max)
Kitchen	-	4.26m x 3.07m	-	14' x 10'1"
Utility	-	2.91m x 1.7m	-	9'7" x 5'7"
WC	-	1.7m x 1.2m	-	5'7" x 3'11"
Bathroom	-	3.06m x 2.36m	-	10'1" x 7'9"
Bedroom 1	-	4.67m x 3.64m	-	15'4" x 11'11"
Dressing	-	3.06m x 2.19m	-	10'1" x 7'2"
En-suite	-	3.06m x 1.32m	-	10'1" x 4'4"
Bedroom 2	-	4.26m x 3.82m	-	14' x 12'6"
Bedroom 3	-	3.37m x 3.27m	-	11'1" x 10'9"
Garage	-	6.02m x 5.99m	-	19'9" x 19'8"



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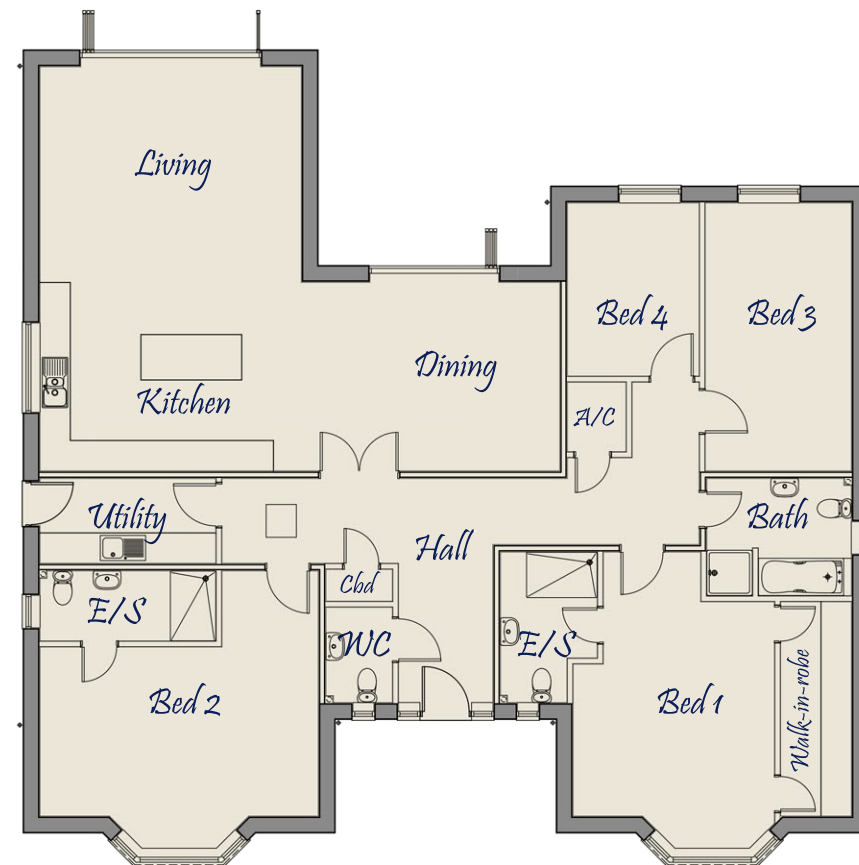


The Wellington II

HIGHGROVE
— HOMES —

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Living	-	4.25m x 5.15m	-	13'11" x 16'11"
Kitchen	-	5.15m x 3.70m	-	16'11" x 12'2"
Dining	-	5.12m x 3.70m	-	14'6" x 12'2"
Utility	-	1.65m x 3.45m	-	5'5" x 11'4"
WC	-	1.85m x 1.30m	-	6'1" x 4'3"
Bathroom	-	2.85m x 2.30m	-	9'4" x 7'6"
Bedroom 1	-	3.95m x 5.20m	-	12'11" x 17'1" (max. not including bay)
Walk-in-robe	-	4.22m x 1.35m	-	13'10" x 4'5"
En-suite	-	2.95m x 1.91m	-	9'8" x 6'3" (max.)
Bedroom 2	-	5.50m x 4.85m	-	18' x 15'11" (max. not including bay)
En-suite	-	3.45m x 1.35m	-	11'4" x 4'5"
Bedroom 3	-	5.30m x 2.87m	-	17'5" x 9'5"
Bedroom 4	-	3.41m x 2.50m	-	11'2" x 8'2"
Garage	-	6.02m x 5.99m	-	19'9" x 19'8"



The Wellingtonia II



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Internal Specification

- Generous electrical power points to each room. USB points in Kitchen and Bedroom 1.
- Telephone Point to Hall, Bedroom 1 and Bedroom 3.
- Media Centre to Lounge and TV Point to Bedroom 1 & Kitchen
- Smoke detector in Hall.
- Doorbell.
- Skimmed ceilings.
- Dulux 'Natural Hessian' to walls.
- White emulsion to ceilings.
- Oak veneered panel doors with chrome effect furniture.
- White painted contemporary skirting boards and architraves.
- Fitted kitchen from selected choice - Symphony.
- Fitted oven, hob, extractor fan, fridge/freezer and Dishwasher.
- Space and plumbing for washing machine in Utility.
- Splashback tiling above kitchen and utility worktops from a selected range.
- White pottery to Bathroom, Cloakroom and En-Suite, with vanity unit to Bathroom & En-Suite.
- Fully tiled shower cubicle plus half tiling to Bathroom from a selected range.
- Fully tiled shower cubicle plus half tiling to En-Suite from a selected range.
- Splashback above Basin to Cloakroom from a selected range.
- Ceramic floor tiling from selected range to Kitchen, Utility, Cloakroom, Bathroom and En-suite.
- Carpets to Living, Hall and Bedroom areas from a selected range.
- Air Source Heat pump central heating system, and Underfloor Heating. Chrome towel rails to Bathroom, En-suite and cloaks.
- 10 year LABC Warranty to all properties.

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External Specification

- *Cream PVCU sealed unit double glazed windows.*
- *Cream Composite rear entrance door.*
- *Black composite front entrance door with letterbox.*
- *Cream Aluminium Bi-Fold doors.*
- *Electrically operated garage door - Black roller shutter type.*
- *Traditional brick and block construction.*
- *Full cavity wall insulation.*
- *Clay interlocking roof tiles on pre-fabricated trusses.*
- *PVCU soffit and fascias in black.*
- *Turfed front gardens, rotovated and levelled rear gardens.*
- *Slabbing to footpaths and Patios in accordance with brochure plans.*
- *Fencing and Landscaping in accordance with brochure plans.*

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- ~~Plot 1 - The Holly~~ **SOLD**
3 Bedroom Bungalow 125m² - 1345sq.ft
- ~~Plot 2 - The Maple~~ **SOLD**
3 Bedroom Bungalow 152m² - 1636sq.ft
- ~~Plot 3 - The Mulberry~~ **SOLD**
3 Bedroom Bungalow 160m² - 1722sq.ft
- ~~Plot 4 - The Wellingtonia~~ **SOLD**
4 Bedroom Bungalow 194m² - 2088sq.ft
- Plot 5 - The Hazel
3 Bedroom Bungalow 149m² - 1603sq.ft
- Plot 6 - The Wellingtonia II
4 Bedroom Bungalow 194m² - 2088sq.ft
- ~~Plot 7 - The Yew~~ **SOLD**
3 Bedroom Bungalow 120m² - 1291sq.ft

Note; Floor areas do not include garages



Plots 1-4 and 7
of Phase 1 are
now complete

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