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Plots 31 & 32

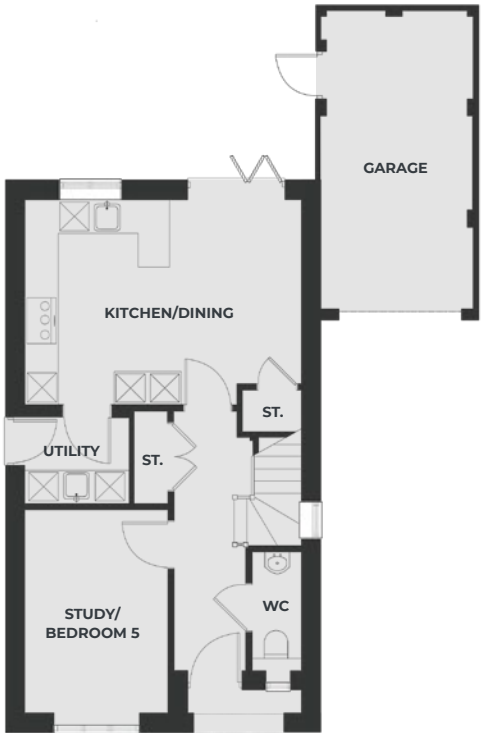
The Beehive

4/5 bedroom detached

Total sqft 1775 (inc. garage)



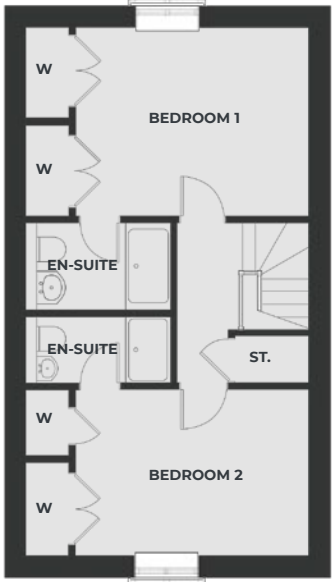
ROADHOUSE
HOMES



Ground Floor



First Floor



Second Floor

Specification

CONTEMPORARY KITCHEN

- Contemporary Kreider designed kitchen with a choice between traditional shaker-style doors and modern handleless doors and a carefully selected colour palette
- Selection of handle colours that complement the kitchen finishes
- Choice of internal cupboard colours
- Durable quartz worktop completed with matching upstands and oven splashback
- Bosch built in oven and integrated extractor hood
- Bosch Induction Hob
- Beko Integrated Fridge/Freezer
- Beko Integrated Dishwasher
- Complimentary inset or undermounted sink and choice of taps
- Utility room finished to match kitchen and with space for freestanding washer and dryer

STYLISH DESIGNER BATHROOMS

- Colour range of porcelain tiles with matching feature tiles
- Heated towel rails with matching tapware and accessory finishes
- Choice of shaker vanity unit colours selected to complement tiles
- Overhead shower with additional handheld shower head
- Family bathrooms include shower over bath with glass screen
- Shaker bath side panel to match vanity unit

INTERNAL FEATURES

- White satin finished staircases with oak feature handrail
- Built-in wardrobes to master bedroom and bedroom 2

LUXURY FLOORING, INTERNAL WOODWORK AND DOORS

- Full colour range of Parador flooring straight plank or herringbone used throughout kitchen, dining, living areas and hallways
- Full range of colour choices of quality carpets for bedrooms and stairwells
- All internal woodwork finished in white satin paint
- Five-panel interior doors
- Chrome ironmongery
- Feature skirting and architrave woodwork finished in white satin paint

POWER & TECHNOLOGY

- Recessed LED downlights in kitchens, bathrooms, and ensuites
- Pendant lights to bedrooms
- Prewired/provisioned for cable TV, sky etc, in living rooms, dining rooms, studies, and all bedrooms
- Generous provision of power sockets, including USB charging points in kitchens, living rooms, and master bedrooms
- EV charging point
- External solar bollard lights
- PIR sensor lighting to front and rear
- Lighting to loft spaces and garages
- 8 number solar panels

ENERGY

- All homes achieve an EPC A rating

HEATING, PLUMBING & INSULATION

- Underfloor heating across ground floors
- Radiators across upper floors
- Air-source heat pump system
- Electrical towel rails in all bathrooms
- High levels of insulation throughout

SECURITY & PEACE OF MIND

- Mains-powered smoke and heat detectors
- PVCu double glazed windows
- Multi-point locking systems on doors
- Hard-wired doorbell system

EXTERNAL FEATURES

- Fully turfed gardens with close board fencing
- Fully landscaped front gardens
- Permeable block paving driveways
- Indian sandstone paths and patios
- Feature black wood grain soffit, fascias and downpipes

Plots 31 & 32

4/5 bedroom detached

Floorplans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The information in this brochure is indicative and is intended to act as a guide only as to the finished product. The computer generated images are indicative only and finishes may vary.

Ground Floor:

Kitchen/Dining	5095mm x 3770mm	16'9" x 12'4"
Study/Bedroom 5	3742mm x 2620mm	12'3" x 8'7"

First Floor:

Living room	5095mm x 3385mm	16'9" x 11'1"
Bedroom 3	2756mm x 3393mm	9'0" x 11'2"
Bedroom 4	2205mm x 3395mm	7'3" x 11'2"

Second Floor:

Bedroom 1	5095mm x 3393mm	16'9" x 11'2"
Bedroom 2	5095mm x 2956mm	16'9" x 9'8"

Total sqft: 1775



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Plots 31 & 32 THE BEEHIVE

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