



Computer generated image

Homes 33, 34, 49 and 50

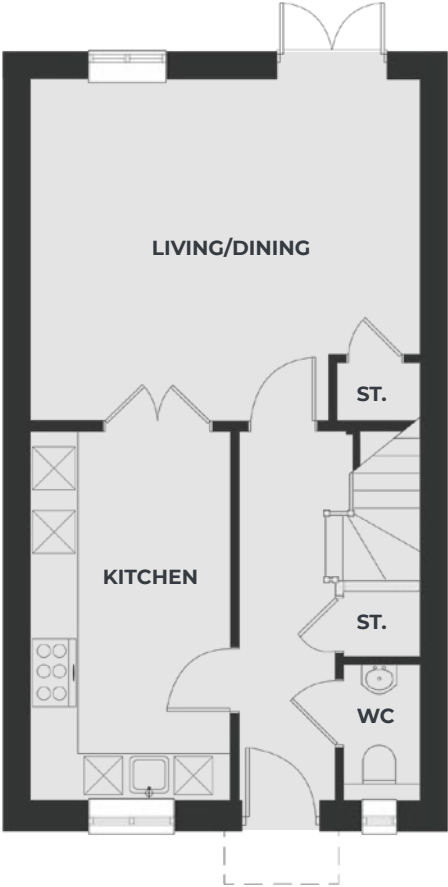
The Pheonix

3 bedroom semi-detached

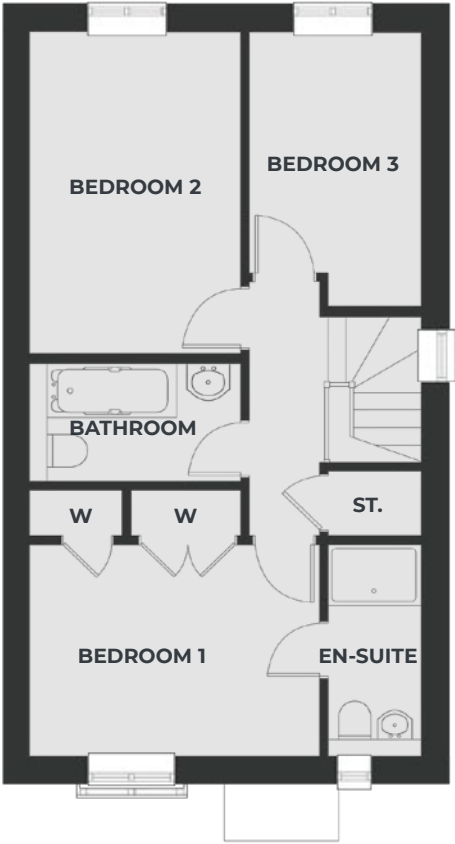
Total sq ft 1075



ROADHOUSE
HOMES



Ground Floor



First 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
- Durable mirostone worktop completed with matching upstands and ovens splashback
- Bosch built in oven and integrated extractor hood
- Bosch Induction Hob
- Beko Integrated Fridge/Freezer
- Beko Integrated Dishwasher
- Complimentary inset sink and choice of taps

STYLISH DESIGNER BATHROOMS

- Colour range of porcelain tiles
- Heated towel rails with matching tapware and accessory finishes
- Choice of vanity unit colours selected to complement tiles
- Overhead shower with additional handheld shower heads
- Family bathrooms include shower over bath with glass screen
- Fully tiled floors and bath side panels

INTERNAL FEATURES

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

LUXURY FLOORING, DOORS & WINDOWS

- Full colour range of Parador flooring straight plank used throughout kitchen, dining, living areas and hallways
- Choice of full range of quality carpets for bedrooms
- Bathrooms fully tiled to floors and part tiled to walls in porcelain
- 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, 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
- 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, facias and downpipes

Homes 33, 34, 49 and 50

3 bedroom semi-detached

Ground Floor:

Kitchen	4852mm x 2607mm	15'11" x 8'7"
Living/Dining	4497mm x 5095mm	14'9" x 16'9"

First Floor:

Bedroom 1	3813mm x 3471mm	12'6" x 11'5"
Bedroom 2	4214mm x 2731mm	13'10" x 9'0"
Bedroom 3	3592mm x 2230mm	11'9" x 7'4"

Total sqft: 1075

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.



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Homes 33, 34, 49 and 50 THE PHEONIX

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