



Computer generated image

Homes 45 and 46

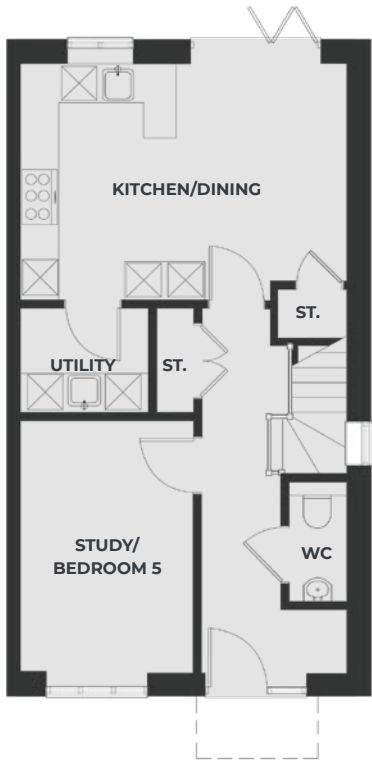
The Crown

4/5 bedroom semi-detached

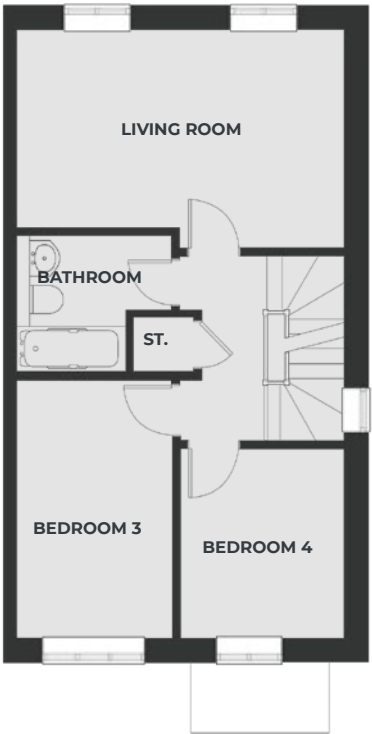
Total sq ft 1600



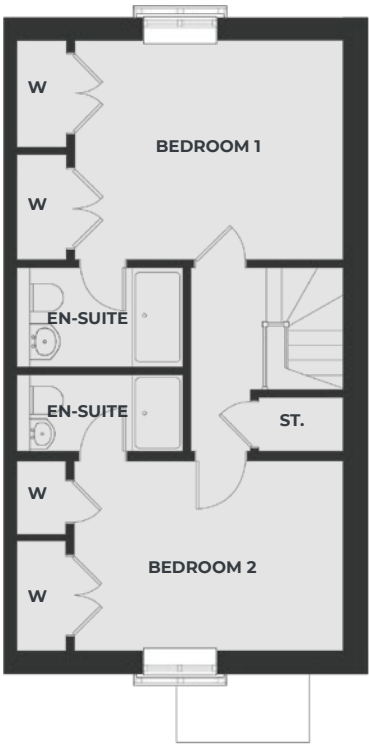
ROADHOUSE
HOMES



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 en-suites
- 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

Homes 45 and 46

4/5 bedroom semi-detached

Ground Floor:

Kitchen/Dining	5095mm x 3681mm	16'9" x 12'1"
Study/Bedroom 5	3967mm x 2713mm	13'0" x 8'11"

First Floor:

Living room	5095mm x 3398mm	16'9" x 11'2"
Bedroom 3	4019mm x 3112mm	13'2" x 10'3"
Bedroom 4	2961mm x 2555mm	9'9" x 8'5"

Second Floor:

Bedroom 1	5095mm x 3393mm	16'9" x 11'2"
Bedroom 2	5095mm x 2961mm	16'9" x 9'9"

Total sqft: 1600

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.





Homes 45 and 46 THE CROWN

Manor Farm,
Frindsbury Hill,
Frindsbury, Rochester,
Kent ME2 4YG

What3words
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