

THE SHIRE  
3 BEDROOM BUNGALOW



Type A - Plot 15



Type B - Plot 14 and 16

# THE SHIRE

## 3 BEDROOM BUNGALOW



### GROUND FLOOR

Living	5.230m x 5.075m (Max)	17' 2" x 16' 8" (Max)
Kitchen/Dining/Family	4.830m x 6.970m	15' 10" x 22' 10"
Utility	1.380m x 2.000m (Max)	4' 6" x 6' 7" (Max)
Master Bedroom	4.890m (Max) x 3.790m (Max)	16' 1" (Max) x 12' 5" (Max)
En-Suite	3.365m x 1.385m	11' 0" x 4' 7"
Bedroom 2	3.950m x 3.220m (Max)	13' 0" x 10' 7" (Max)
Bedroom 3	3.950m x 2.575m	13' 0" x 8' 5"
Bathroom	3.950m x 2.020m	13' 0" x 6' 8"



Whilst every care is taken in the preparation of the information and artist impression on this leaflet, they are for guidance only. External details and finishes may vary on individual plots and from one development to another. Local authority requirements and our policy of continuous improvement may cause details to be varied. Therefore these details do not constitute any part of an offer or a contract and all dimensions are approximate. \*Denotes the given measurement is a maximum dimension. September 2018.



## DEVELOPMENT

## SPECIFICATION

### KITCHEN

- Selection of kitchen units and handles.
- Variety of complementary worktops.
- Soft closure on unit doors and drawers.
- Upstand to worktop.
- Neff Induction hob, single electric oven, combination microwave/grill/oven, warming drawer, dishwasher and fridge/freezer.
- Novy Ceiling extractor.
- Feature integrated wine cooler.
- Utility with space for freestanding washing machine and dryer.
- Blanco Silgranit sink with coordinating mixer tap.
- Spotlights to kitchen area.

### ELECTRICAL

- TV points to lounge, family room and bedroom one
- SKY to lounge.
- B.T point to lounge, family and master bedroom.
- Wiring and interior switch for external carriage lighting to front and rear of property.
- Electric doorbell to front of property.
- Generous number of power sockets throughout the property.
- Electric vehicle charging point.
- CAT5 data cabling to living room, family area of kitchen, master bedroom & bed 2 wired to utility.
- USB sockets to Kitchen, lounge and all bedrooms.
- Solar panels.

### SAFETY AND SECURITY

- Intruder alarm with door sensors, P.I.R. points and activating key pad with optional zone settings.
- Multi point locking system to front and French doors.
- Mains powered (with battery back-up) smoke detectors.
- Electrical consumer unit with easy-to-use zoned isolation and safety shut off.
- Security vent locking option to windows.

### GENERAL

- U.P.V.C. double glazing in cream.
- U.P.V.C. French doors in cream.
- P.V.C.U. black rainwater goods.
- Baxi combi boiler .
- Dual zone gas central heating with thermostatically controlled radiators where appropriate.
- Cavity wall insulation.
- Loft Insulation.
- 10-year N.H.B.C. warranty.
- 2-year DORBCREST HOMES warranty.
- Gas supply to lounge for balanced flue fire only.

### BATHROOM

- White ROCA sanitaryware throughout.
- Contemporary brassware by ROCA.
- ROCA feature light and vanity mirror above basin unit.
- Victoria N basin vanity unit with soft close doors by ROCA.
- Chrome towel radiators to main bath and en-suite.
- PORCELANOSA ceramic wall tiles.
- Isolated extractor with airflow and return facility.
- Mira electric 10.8kw MIRA Décor Dual showers to en-suite.

### DECORATION

- Internal walls painted throughout with White Emulsion.
- Internal woodwork painted white gloss.
- Smooth finish plastered ceilings painted white.
- Internal cottage style doors painted white gloss.
- Chrome ironmongery.
- Ironmongery with privacy lock to WC and bathrooms.
- Rockdoor ultimate finished in black externally white internally.

### EXTERNAL

- Turf to front and rear gardens.
- Landscaped in accordance with site development plan.
- 1.8m high timber waney lap fencing.
- Privacy gate to side of property with bolt and latch.
- Block paved driveway.
- Dark Grey concrete roof tile with dry ridge/verge.
- Traditional external brickwork / blockwork.
- Cream rendered finish only to plot 15.
- Outside tap.

Note: We have a wide range of extras and upgrades available as optional extras. Availability and pricing is subject to build stage. Please enquire with our sales advisor for further details. The incorporation of elements of the specification are subject to the build stage of the property. Selected elements of specification are only applicable to certain house type designs.



Whilst every care is taken to ensure accuracy, we cannot accept any responsibility for error or misdescription and this specification shall not form part of any contract. We reserve the right to alter / amend specifications without notice. Elevation treatment may vary to those shown, please refer to our sales advisor for details of specific plots.