

THE SHIRE
3 BEDROOM BUNGALOW



Type A - Plot 15



Type B - Plot 14 and 16

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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.

**KITCHEN**

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

ELECTRICAL

- TV/SKY points to lounge, family room and bedroom one.
- B.T. point to lounge 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.
- CAT6 data cabling to living room, family area of kitchen, master bedroom & bed 2.
- USB sockets to living kitchen, lounge and all bedrooms.

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 rear 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.
- 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 dual control brassware by ROCA.
- Feature light and vanity mirror above basin unit.
- Chrome towel radiators to main bath and en-suite.
- Victoria N basin vanity unit with soft close doors by ROCA.
- PORCELANOSA ceramic wall tiles.
- Electric shaver points to bathroom and en-suite.
- Isolated extractor with airflow and return facility.

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.
- ROCK front door finished in black.

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