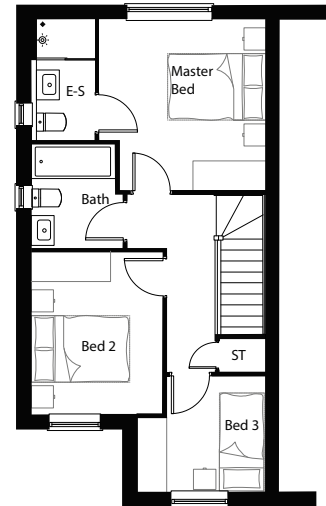
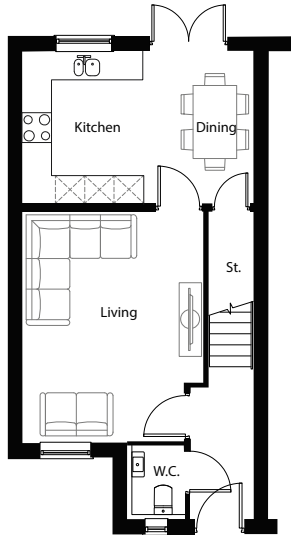


THE HEATHFIELD

3 BEDROOM SEMI-DETACHED HOME



GROUND FLOOR

Living	3.685m' x 4.750m	12' 1" * x 15' 7"
Kitchen/Dining	4.680m x 3.130m	15' 4" x 10' 3"
W.C.	1.160m x 1.485m	3' 10" x 4' 10"

FIRST FLOOR

Master Bedroom	3.335m' x 3.445m'	10' 11" * x 11' 4" *
En-Suite	1.260m x 2.435m'	4' 2" x 8' 0" *
Bedroom 2	2.630m x 3.285m	8' 8" x 10' 9"
Bedroom 3	2.545m' x 2.335m'	8' 4" * x 7' 8" *
Bathroom	1.825m x 2.100m'	6' 0" x 6' 11"

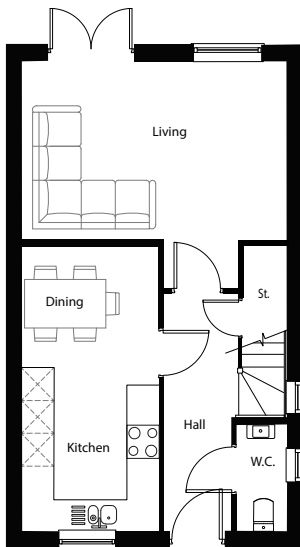


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*denotes maximum room size

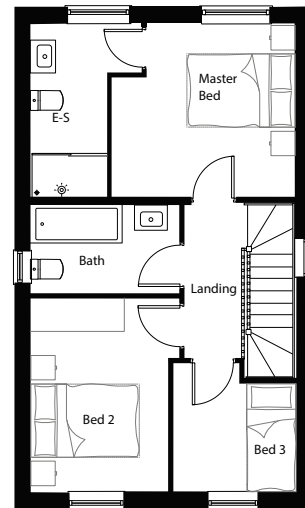
THE LATHOM

3 BEDROOM DETACHED
AND SEMI-DETACHED HOME



GROUND FLOOR

Living	4.850m x 4.130m*	15' 11" x 13' 7"*
Kitchen/Dining	2.510m x 5.200m	8' 3" x 17' 1"
W.C.	0.910m x 1.930m	3' 0" x 6' 4"



FIRST FLOOR

Master Bedroom	3.365m x 3.160m	11' 0" x 10' 4"
En-Suite	2.040m x 3.160m	6' 8" x 10' 4"
Bedroom 2	2.740m x 3.540m	9' 0" x 11' 7"
Bedroom 3	2.235m x 2.250m*	7' 4" x 7' 5"*
Bathroom	2.740m x 1.625m	9' 0" x 5' 4"

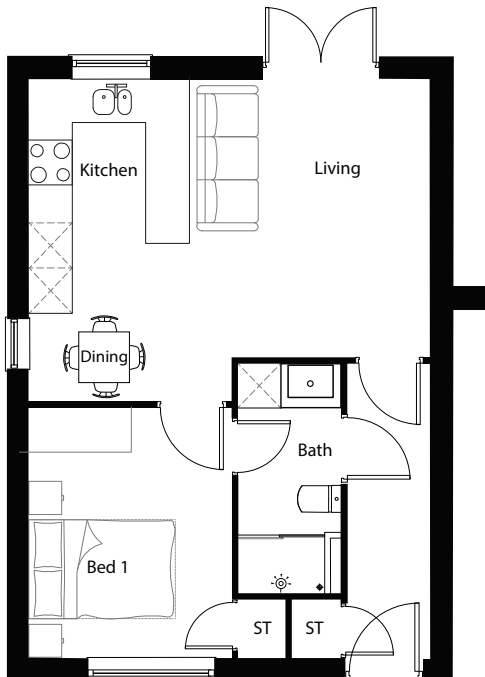


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*denotes maximum room size

THE WILLOWGREEN

1 BEDROOM SEMI-DETACHED BUNGALOW



GROUND FLOOR

Living/Kitchen/Dining	5.415m x 4.490m (Max)	17' 9" x 14' 9" (Max)
Bedroom 1	2.735m x 3.310m	9' 0" x 10' 10"
Bathroom	1.400m x 3.110m	4' 7" x 10' 2"



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*denotes maximum room size



KITCHEN

- A Selection of kitchen units and handles.
- Complementary worktop and upstand.
- Soft closure on unit drawers and doors.
- Glass splash back in a range of colours.
- Matching sink and taps in a range of colours.
- Neff gas hob and Neff electric oven.
- Fully Integrated fridge freezer washer/dryer, dishwasher and canopy extractor.
- Spotlights to kitchen area.

ELECTRICAL

- SKY point to lounge.
- USB socket to kitchen.
- B.T. point to lounge.
- Wiring only and interior switch for light fitting to front and rear of property.
- Electric doorbell to front of property.
- Generous number of power sockets throughout the property.
- Electric Vehicle Charging point.
- Ethernet cable to lounge.
- Electric fuse spur for electric fire to lounge.
- Fibre broadband connection.

SAFETY AND SECURITY

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

GENERAL

- U.P.V.C. double glazed windows in white.
- U.P.V.C. black rainwater goods.
- Combi Gas central heating with dual zone and thermostatically controlled radiators where appropriate.
- Cavity wall insulation.
- Loft Insulation.
- 10-year N.H.B.C. Buildmark warranty.
- 2-year DORBCREST HOMES warranty.

BATHROOM

- White ROCA sanitaryware throughout.
- Contemporary brassware by ROCA.
- Feature light and vanity mirror by ROCA above basin unit to main bath and en-suite* plot specific
- Two drawer Victoria N basin vanity unit with soft close drawers by ROCA.
- Chrome towel radiators to main bathroom and en-suite.
- PORCELANOSA ceramic wall tiles.
- Isolated extractor.
- Shaver socket to en-suite

DECORATION

- Internal walls painted throughout with white emulsion.
- Internal woodwork painted white gloss.
- White staircase and handrail.
- 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
- Landscaping in accordance to development plan.
- Privacy gate to side of property with bolt and latch.
- Black tarmac driveway to garage with pathway access to front door.
- Dark grey concrete roof tiles with dry ridge/verge.
- Traditional external brickwork/blockwork.
- 1.8 metre high timber fencing.

