



Plots 1-4 from £159,995

## **3 BED SEMI-DETACHED HOME**

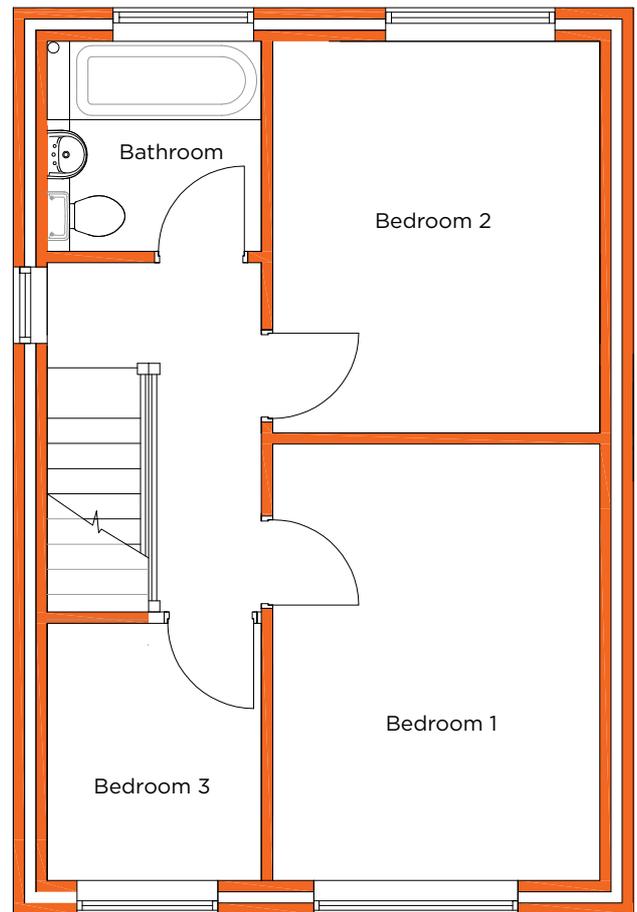
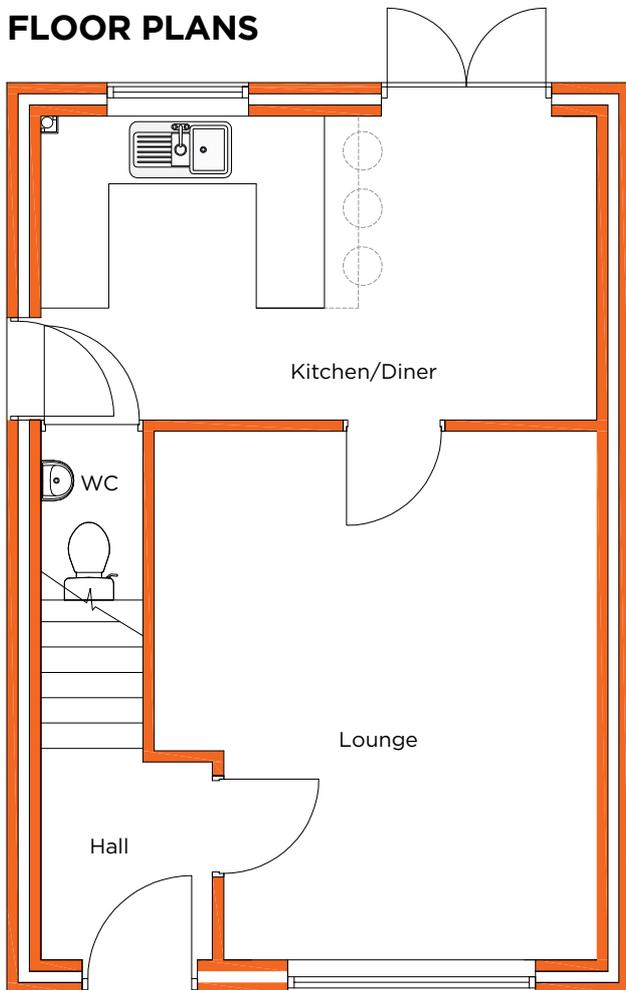
The welcoming entrance canopy gives the home an immediate appeal that reflects the quality of detail found throughout the home.

Modern anthracite grey PVCu windows, Solidor Composite door and Fascias/soffits give this home a contemporary look, giving instant kerb appeal.

The modern open plan dining kitchen is located at the rear of the home with stunning anthracite grey French doors leading out to the garden making this a great room for entertaining or relaxing in. This home also boasts a ground floor cloakroom accessed from the kitchen. Upstairs to the first floor you will find three good sized bedrooms with a modern yet stylish family bathroom.

All 3 bed semi's have private parking spaces for 2 cars.

## FLOOR PLANS



## STD SPECIFICATION

- Quality fitted kitchen with choice of door colours
- Choice of worktops
- Stainless steel Zanussi Cooker & Hob
- Stainless steel extractor hood
- Stainless steel sink and drainer with mixer tap
- Fridge/freezer space
- Plumbing for washing machine
- Quality white Ideal Standard Concept sanitary ware complemented by chrome fittings and taps
- Half tiling to bathroom walls using contemporary tiles
- Gas fired central heating with high efficiency boilers with individual thermostatic radiator valves
- Telephone & TV point
- Downlighters (where applicable)
- Contemporary chrome ironmongery throughout
- White 4 panel internal doors
- Anthracite PVCu double glazed windows (argon filled low E glass) with adjustable ventilators and lockable handles
- Anthracite PVCu double glazed French doors
- Solidor front composite door
- Turf to front gardens
- White emulsion to walls
- White gloss painted woodwork
- Contemporary style skirting boards
- Skimmed plastered ceilings with white emulsion
- White sockets and switches throughout
- LABC 10 year warranty

## DIMENSIONS

### GROUND FLOOR

Kitchen/Diner	4900mm x 2700mm
Lounge	3900mm x 4700mm
Hall	1760mm x 1513mm

### 1st FLOOR

Bedroom 1	2900mm x 3900mm
Bedroom 2	2900mm x 3500mm
Bedroom 3	2300mm x 1900mm
Bathroom	1900mm x 1877mm

## OPTIONAL EXTRAS

- Burglar alarm
- Turfed lawn to rear
- Chrome sockets and switches throughout
- Zanussi fridge freezer
- Zanussi dishwasher
- Tiling to kitchen splashback
- Extra TV points
- Extra sockets