

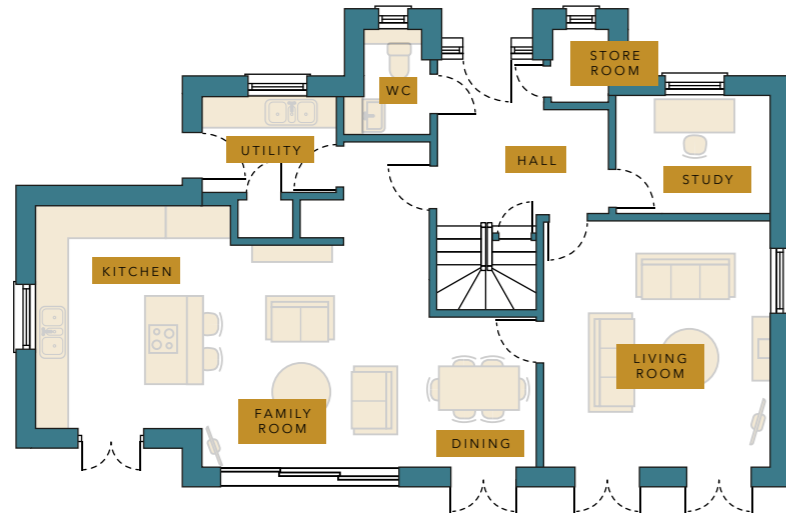
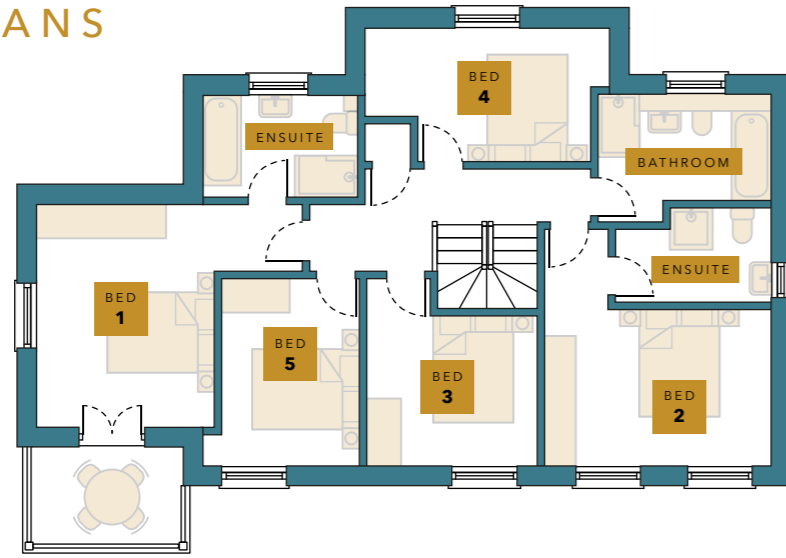


LONG CLAWSON
VALE HOUSE

5 BEDROOM DETACHED HOME



FLOORPLANS



DIMENSIONS

GROUND FLOOR

Living Room	4613 x 4249mm	15' 1" x 14'
Kitchen	4180 x 3140mm	13' 7" x 10' 3"
Dining	2930 x 2050mm	9' 6" x 6' 7"
Family Room	4440 x 4300mm	14' 6" x 14' 1"
Hall	3240 x 3030mm	10' 6" x 9' 9"
Store room	1830 x 1130mm	6' x 3' 7"
Study	3107 x 2275mm	10' 2" x 7' 5"
Utility	2580 x 1870mm	8' 4" x 6' 1"
WC	2150 x 1270mm	7' 0" x 4' 2"

FIRST FLOOR

Bedroom 1	4180 x 3320mm	13' 7" x 10' 9"
Ensuite	2930 x 1980mm	9' 6" x 6' 5"
Bedroom 2	4297 x 2940mm	14' 1" x 9' 6"
Ensuite	3000 x 1870mm	9' 8" x 6' 14"
Bedroom 3	3230 x 2837mm	10' 6" x 9' 31"
Bedroom 4	4640 x 2617mm	15' 2" x 8' 59"
Bedroom 5	3550 x 2750mm	11' 6" x 9' 02"
Bathroom	2930 x 2040mm	9' 6" x 6' 69"



SPECIFICATION

Kitchen

- Choice of Luxurious fitted kitchens, crafted to become the heart of your home
- Choice of Granite worktop fitted to kitchen
- Neff Stainless steel electric double oven
- Neff Stainless steel 5 x burner gas hob
- Neff Stainless steel flat glass Island canopy hood
- Neff Fitted dishwasher
- Neff Fitted fridge/freezer
- Brushed chrome spotlight fittings
- Choice of Design led Porcelanosa ceramic wall and Floor Tiling

Plumbing

- A rated gas fired Ideal Logic boiler and central heating
- Underfloor heating to ground floor
- Contemporary sanitary ware - White finish
- Chrome taps & fittings
- Plumbing & space for washing machine in Utility
- Chrome heated Towel rails to Bathroom and Ensuites
- Mira Flight Low level shower trays
- Chrome thermostatic mixer shower
- Iconic Express Glass shower screens
- Outside Tap

Electrical

- Smoke detectors
- Doorbell
- Contemporary style outside light
- TV points living area
- Shaver points in Bathroom and Ensuites
- Wired Intruder alarm System
- 1.5kw in-roof solar photovoltaic panels
- BT Fibre connection
- Automatic garage door

Internal Specification

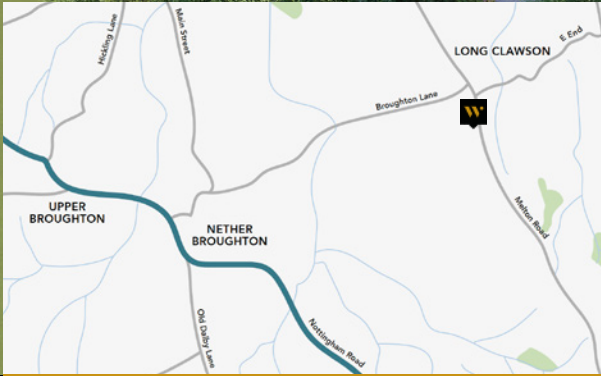
- Choice of Design led Porcelanosa ceramic wall and floor tiles for Bathroom, Ensuites and Cloakroom
- Oak panel doors with chrome handles
- 5" Ogee Skirting Boards
- 3" Ogee Architraves
- Boot Room (PLOT 1)
- Plastered ceiling through out
- Decoration - White ceilings, Cornforth White walls and White satin woodwork
- Eco Smart bioethanol fuel fire to Living Room

General Specification

- Turfed rear gardens with Key lock Gates
- Landscape Planting to Fronts
- Clay Pantile main roof
- Elegance cast iron effect UPVC guttering
- Located of an exclusive landscaped private drive
- Block paved driveway
- Double Garage with electric sectional garage door
- Timber double glazed windows Rear Sliding doors opening up your living space and leading into your garden
- NHBC 10 year Warranty
- Balcony accessed off master bedroom

PLOT 1 VALE HOUSE

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HOMES

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