



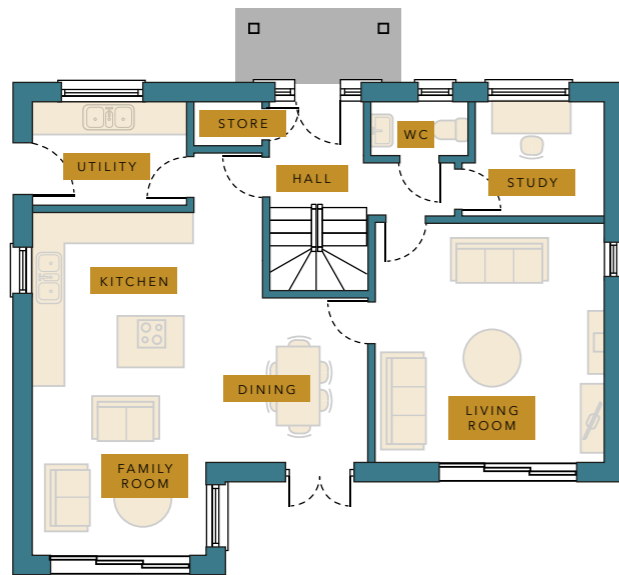
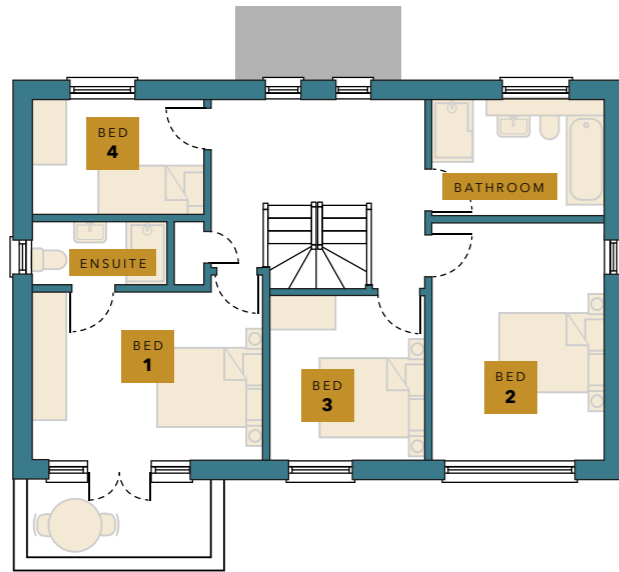
LONG CLAWSON

MILL HOUSE

4 BEDROOM DETACHED HOME



FLOORPLANS



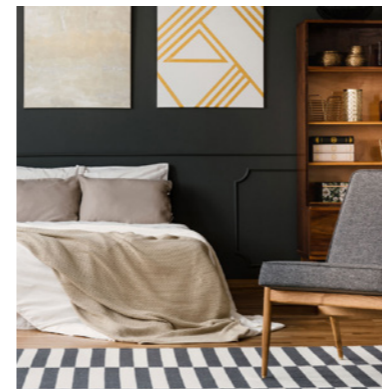
DIMENSIONS

GROUND FLOOR

| | | |
|-------------|---------------|----------------|
| Living Room | 4602 x 4361mm | 15' 1" x 14" |
| Kitchen | 4361 x 3420mm | 14' 3" x 11' |
| Dining | 3147 x 2930mm | 10' 3" x 9' 6" |
| Family Room | 3490 x 3420mm | 11' 5" x 11' |
| Hall | 2260 x 1870mm | 7' 41" x 6' 1" |
| Store Room | 1270 x 960mm | 4' 17" x 3' 1" |
| Study | 2457 x 2172mm | 8' 06" x 7' 1" |
| Utility | 2957 x 1972mm | 9' 7" x 6' 5" |
| WC | 1970 x 1090mm | 6' 46" x 3' 6" |

FIRST FLOOR

| | | |
|-----------|---------------|-----------------|
| Bedroom 1 | 4387 x 3205mm | 14' 4" x 10' 5" |
| Ensuite | 2610 x 1300mm | 8' 56" x 4' 27" |
| Bedroom 2 | 4542 x 3290mm | 14' 9" x 10' 8" |
| Bedroom 3 | 3147 x 3046mm | 10' 3" x 9' 99" |
| Bedroom 4 | 3262 x 2205mm | 10' 7" x 7' 23" |
| Bathroom | 3310 x 2290mm | 10' 9" x 7' 51" |



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

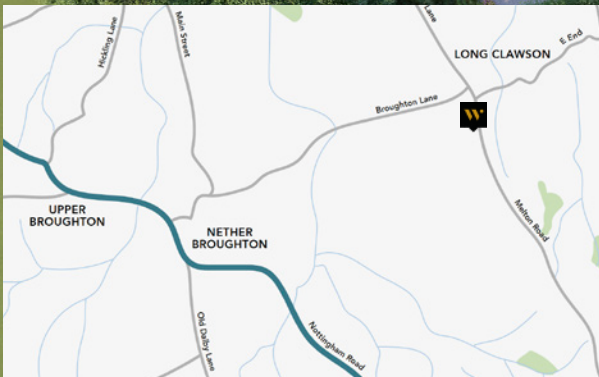
- Choice of Design led Porcelanosa ceramic wall and floor tiles for Bathroom, Ensuites and Cloakroom
- Oak panel doors with chrome handles
- 5" Ogee Skirting Boards
- 3" Ogee Architraves
- Boot Room (PLOT 1)
- Plastered ceiling through out
- Decoration - White ceilings, Cornforth White walls and White 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 2 MILL HOUSE

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HOMES

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