



LONG CLAWSON

THE COPSE

3 BEDROOM SEMI-DETACHED HOME



FLOORPLANS



DIMENSIONS

GROUND FLOOR

Living/dining Room	4667 x 4605mm	15' 3" x 15'
Kitchen	3732 x 2470mm	12' 2" x 8' 1"
Hall	3740 x 1200mm	12' 3" x 3' 9"
Store Room	780 x 780mm	2' 56" x 2' 6"
WC	1660 x 870mm	5' 45" x 2' 9"

FIRST FLOOR

Bedroom 1	4667 x 2995mm	15' 3" x 9' 83"
Bedroom 2	3442 x 2500mm	11' 3" x 8' 2"
Bedroom 3	2432 x 2067mm	7' 98" x 6' 78"
Bathroom	2500 x 1760mm	8' 2" x 5' 77"



SPECIFICATION

Kitchen

- Choice of Luxurious fitted kitchens, crafted to become the heart of your home
- Neff Stainless steel electric oven
- Neff Stainless steel gas hob
- Neff Stainless steel canopy hood
- Neff Fitted fridge/freezer
- Brushed chrome spotlight fittings
- Choice of Design led Porcelanosa ceramic wall tiles

Plumbing

- A rated gas fired Ideal Logic boiler and central heating
- Contemporary sanitary ware - White finish
- Chrome taps & fittings
- Plumbing & space for washing machine
- Chrome heated Towel rails to Bathroom
- Chrome thermostatic mixer shower over bath
- Iconic Express over Bath Glass shower screens to baths
- Outside Tap

Electrical

- Smoke detectors
- Doorbell
- Contemporary style outside light
- TV point to living area
- Shaver points in bathroom
- Wired Intruder alarm System
- BT Fibre connection

Internal Specification

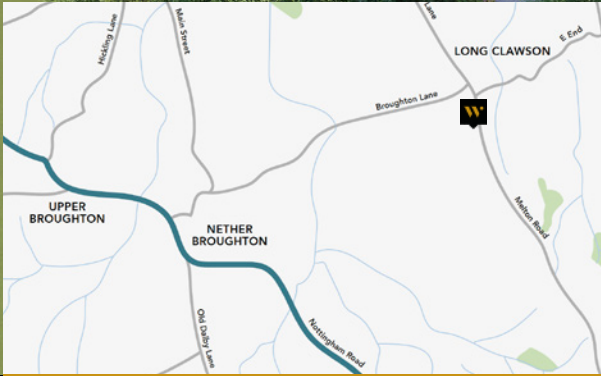
- Choice of Design led Porcelanosa ceramic wall and floor tiles for bathrooms and Kitchens
- Oak panel doors with chrome handles
- 5" Ogee Skirting Boards
- 3" Ogee Architraves
- Plastered ceiling through out
- Decoration - White ceilings, Cornforth White walls and White satin woodwork

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
- Timber double glazed windows Rear Sliding doors opening up your living space and leading into your garden
- NHBC 10 year Warranty

PLOT 3 THE COPSE

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