



LONG CLAWSON

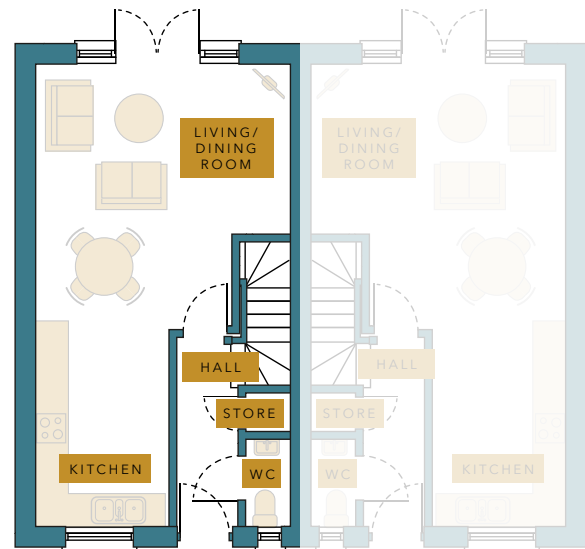
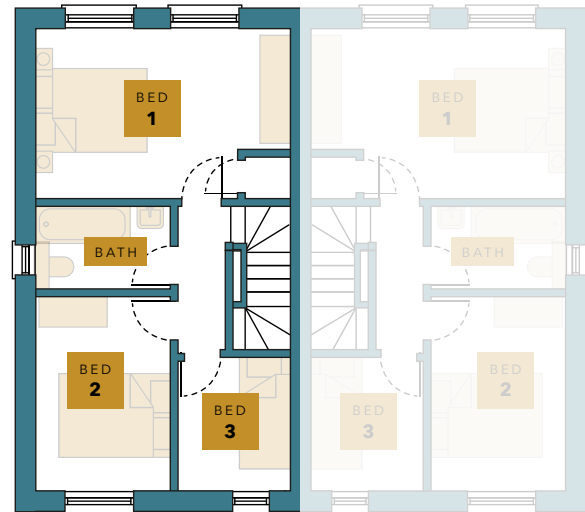
# HICKLING VIEW

3 BEDROOM SEMI-DETACHED HOME





# FLOORPLANS



# 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

# 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"



# PLOT 7 HICKLING VIEW



**waters**  
HOMES

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