



LONG CLAWSON

CLAWSON END

3 BEDROOM BUNGALOW



FLOORPLANS



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 (plot 9)
 Neff Stainless steel canopy hood (plot 10)
 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 in all rooms
 Contemporary sanitary ware - White finish
 Chrome taps & fittings
 Plumbing & space for washing machine in Utility
 Chrome heated Towel rails to Bathroom and Ensuites
 Chrome thermostatic mixer shower over bath
 Mira Flight Low level shower trays
 Iconic Express over Bath Glass shower screens to baths
 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

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
 Plastered ceiling through out
 Decoration - White ceilings, Cornforth White walls and White satin woodwork
 Eco Smart bioethanol fuel fire to Living Room

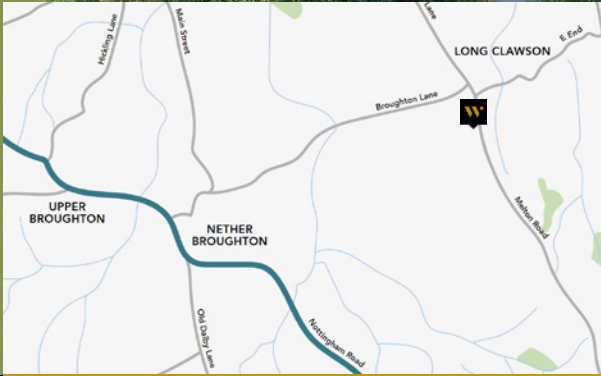
General Specification
 Turfed rear gardens with Key lock Gates
 Landscape Planting to Fronts
 Outside store in Carport
 Clay Pantile main roof
 Elegance cast iron effect UPVC guttering
 Located of an exclusive landscaped private drive
 Block paved driveway
 Timber double glazed windows Rear Sliding doors opening up your living space and leading into your garden
 NHBC 10 year Warranty

DIMENSIONS

GROUND FLOOR

Living Room	5070 x 4050mm	16' 6" x 13'	Bedroom 1	4637 x 3277mm	15' 2" x 11'
Kitchen	4910 x 3740mm	16' 1" x 12'	Ensuite	3490 x 1450mm	11' 5" x 4' 8"
Dining	4910 x 2930mm	16' 1" x 9' 6"	Bedroom 2	3537 x 2795mm	11' 6" x 9' 2"
Hall	9270 x 1700mm	30' 4" x 5' 6"	Bedroom 3	3537 x 3520mm	11' 6" x 12'
Store Room	1410 x 530mm	4' 63" x 1' 7"	Bathroom	2290 x 1940mm	7' 51" x 6' 4"
Utility	2671 x 1737mm	8' 76" x 5' 7"			
WC	2080 x 1270mm	6' 82" x 4' 2"			

PLOT 10 CASTLE VIEW



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HOMES

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