



HARBY
BEECHES

5 BEDROOM DETACHED HOME



FLOORPLANS



DIMENSIONS

GROUND FLOOR

Kitchen/Dining	5337 x 5022mm	17' 5" x 16' 5"
Living Room	6490 x 3612mm	21' 3" x 11' 8"
Utility	2360 x 1850mm	7' 7" x 6' 1"
Study	2900 x 1900mm	9' 5" x 6' 2"
WC	2007 x 1125mm	6' 6" x 3' 7"
Hall	4575 x 2107mm	15' 0" x 6' 9"

FIRST FLOOR

Bedroom 1	5022 x 3423mm	16' 5" x 11' 2"
Dressing	2935 x 1830mm	9' 6" x 6' 0"
Ensuite	2935 x 1930mm	9' 6" x 6' 3"
Bedroom 2	3612 x 3175mm	11' 8" x 10' 4"
Bedroom 3	3612 x 3175mm	11' 8" x 10' 4"
Bathroom	2935 x 2505mm	9' 6" x 8' 2"
Landing	5410 x 2012mm	17' 7" x 6' 6"

SECOND FLOOR

Bedroom 4	4250 x 3648mm	13' 9" x 12' 0"
Bedroom 5	3457 x 2575mm	11' 3" x 8' 4"
Shower	2372 x 1300mm	7' 8" x 4' 2"



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 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
- BT Fibre connection
- Automatic garage door
- Electric car charging point

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

General Specification

- Turfed rear gardens with Key lock Gates
- Landscape Planting to Fronts
- Elegance cast iron effect UPVC guttering
- Located off an exclusive landscaped drive
- 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

PLOT 3 BEECHES



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HOMES

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