



HARBY
THE NOOK

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 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 in all rooms
 Contemporary sanitary ware - White finish
 Chrome taps & fittings
 Plumbing & space for washing machine in Utility (Plot 15)
 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
 BT Fibre connection
 Electric car charging point

Internal Specification
 Choice of Design led Porcelanosa ceramic wall and floor tiles for Bathroom and Ensuite
 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
 Garage with electric sectional garage door
 Elegance cast iron effect UPVC guttering
 Located of an exclusive landscaped drive
 Timber double glazed windows Rear Sliding doors opening up your living space and leading into your garden
 NHBC 10 year Warranty

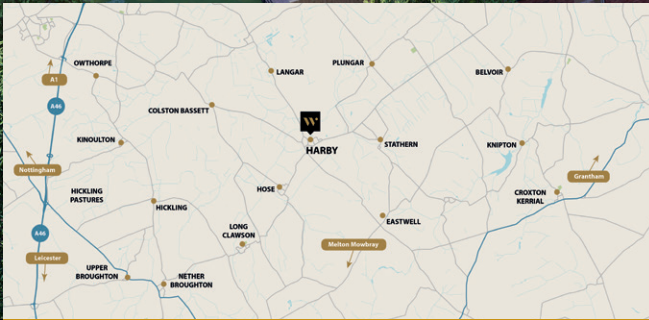
DIMENSIONS

GROUND FLOOR

Kitchen/Dining	6585 x 3602mm	21' 6" x 11' 8"	Bedroom 1	4040 x 3000mm	13' 2" x 9' 8"
Living Room	5650 x 5135mm	18' 5" x 16' 8"	Ensuite	2238 x 1885mm	7' 3" x 6' 2"
Hall	12958 x 1400mm	42' 5" x 4' 6"	Bedroom 2	3548 x 3000mm	11' 6" x 9' 8"
			Bedroom 3	3548 x 3102mm	11' 6" x 10' 1"
			Family Bath	3000 x 2062mm	9' 8" x 6' 7"

PLOT 6 THE NOOK

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