



HARBY

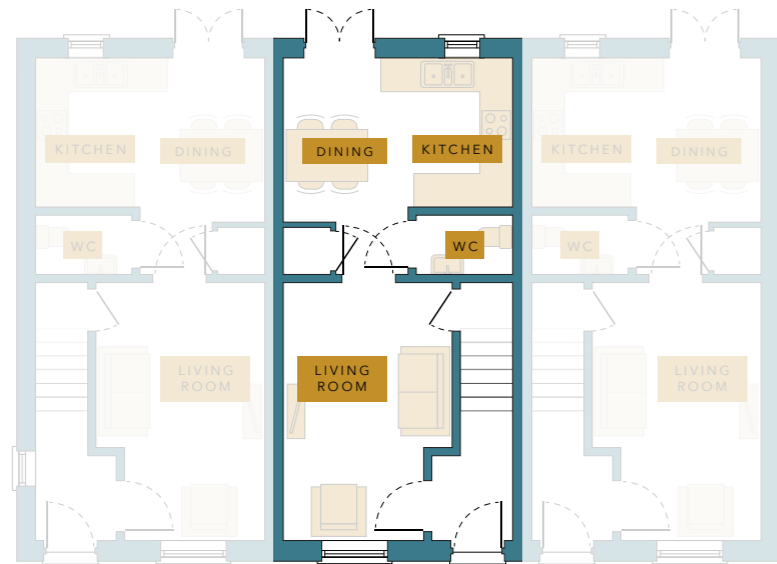
# THE ELMS

2 BEDROOM TERRACED HOME





## FLOORPLANS



## DIMENSIONS

### GROUND FLOOR

Kitchen/Dining	4250 x 3025mm	13' 9" x 10' 0"
Living	4747 x 3150mm	15' 6" x 10' 3"
WC	1800 x 1150mm	5' 9" x 3' 8"
Hall	1800 x 1525mm	5' 9" x 5' 0"

### FIRST FLOOR

Bedroom 1	4250 x 3190mm	13' 9" x 10' 5"
Bedroom 2	4250 x 3090mm	13' 9" x 10' 1"
Family Bath	2418 x 2140mm	8' 0" x 7' 0"
Landing	3001 x 2110mm	9' 8" x 6' 9"



## 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
- Electric car charging point

### 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

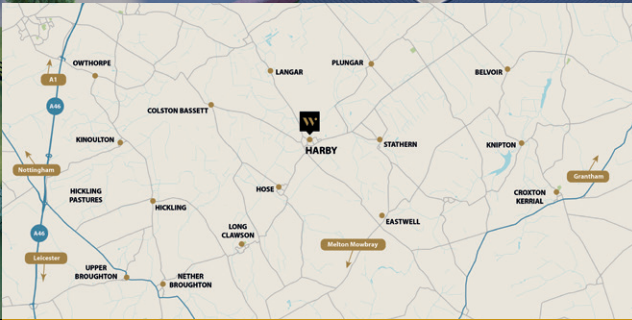
### General Specification

- Turfed rear gardens with Key lock Gates
- Landscape Planting to Fronts
- Elegance cast iron effect UPVC guttering
- Located of an exclusive landscaped private drive
- Timber double glazed windows Rear Sliding doors opening up your living space and leading into your garden
- NHBC 10 year Warranty



# PLOT 11 THE ELMS

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**waters**  
HOMES

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