



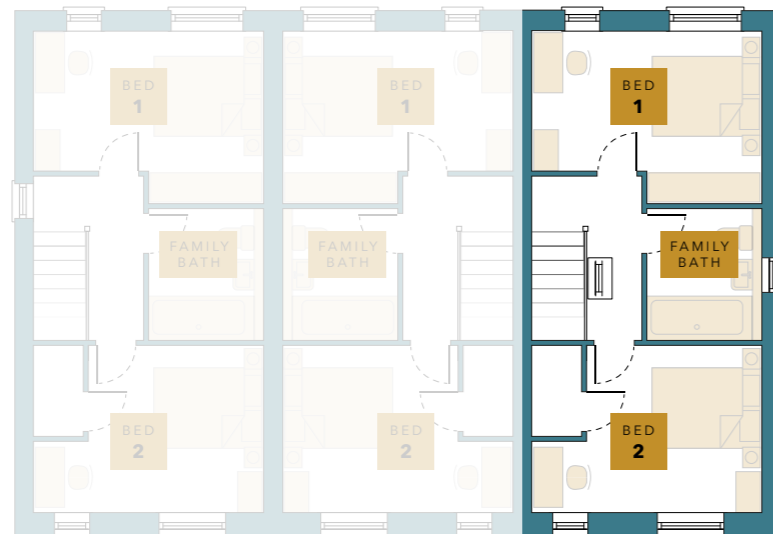
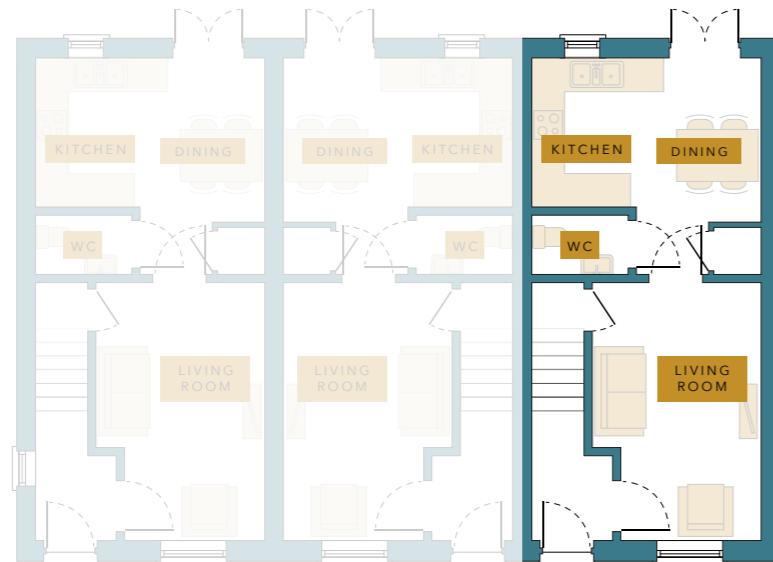
HARBY

# THE FIRS

2 BEDROOM SEMI-DETACHED 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

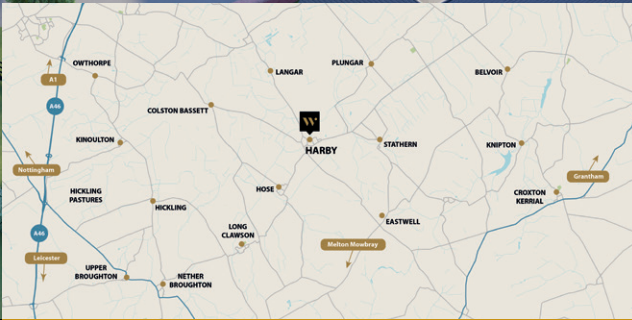
- Choice of Design led Porcelanosa ceramic wall and floor tiles for bathrooms and Kitchens
- Oak panel doors with chrome handles
- 5" Ogee Skirting Boards
- 3" Ogee Architraves
- Plastered ceiling through out
- Decoration - White ceilings, Cornforth White walls and White satin woodwork

### 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 12 THE FIRS

12



**waters**  
HOMES

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