

Contemporary Specification

GENERAL

- All homes benefit from parking, either one or two spaces.
- Worcester gas combi-boiler central heating system with HIVE Active Heating Smart thermostat and compact radiators throughout
- Predicated Energy Assessment (PEA) rating B

ELECTRICAL

- BT Openreach cable points with TV, SkyQ* (or similar), DAB, and phone connections to the living area and bedroom 1
- White sockets throughout with one USB charging socket in kitchen and one in bedroom 1
- LED downlights to kitchens, bathrooms and entrance halls. Pendant lights to all other areas
- Open plan kitchen / dining rooms have spotlights and a pendant

KITCHEN

- Handleless Howdens Clerkenwell range kitchen units in super matt Dove Grey, with under cupboard LED lighting.
- White and grey marble effect laminate worktops in Mercury Stone colour with matching upstands and black glass splashback
- Lamona sink in grey granite composite
- Lamona Lynstone polished chrome swan neck mixer tap
- Beko integrated kitchen appliances including;
 - Electric single oven in 1-3 bedroom homes and double oven in 4 bedroom homes.
 - Washing machine
 - Chimney hood
 - Fridge/freezer
 - Dishwasher

BEDROOMS

- Built in wardrobe to bedroom 1 in all homes
- Some homes also come with built in cupboards to bedroom 2. See floorplans for details

* Subject to individual subscription

BATHROOM

- Chrome ladder heated tower rails
- Full height mirror above sink
- White shaver socket
- White bathroom suite including;
 - Duravit WC with soft close seat & cover
 - Duravit semi-recessed basins with chrome mixer tap
 - Kaldewei Eurowa bath with tiled bath panel, single glass bath screen and chrome shower mixer tap, with hand shower

EN SUITE

- Shower to en suite with sliding door shower screen in chrome, thermostatic shower mixer tap and mounter shower head
- Full height mirror above sink
- Duravit WC with soft close seat & cover
- Chrome ladder heated tower rails
- White shaver socket

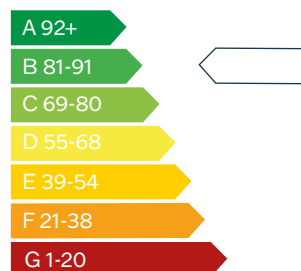
FINISHES

- Porcelanosa floor tiles in Bottega White to bathroom and en suites
- Gloss brick wall tiling to bathroom, en suites and WCs
- Cormar Apollo Plus carpet to bedrooms, stairs and upper landing in Manhattan Taupe colour
- Amtico Spacia oak flooring in Worn Ash colour to ground floor hallway and living areas

GARDENS

- All gardens come with a shed, a patio area, outside tap and a passive electrical light switch

PREDICTED ENERGY PERFORMANCE ASSESSMENT



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FOUNDRY CLOSE

HURST GREEN

- 2 BEDROOM HOUSES
- 3 BEDROOM HOUSES
- 4 BEDROOM HOUSES
- RENTAL HOMES

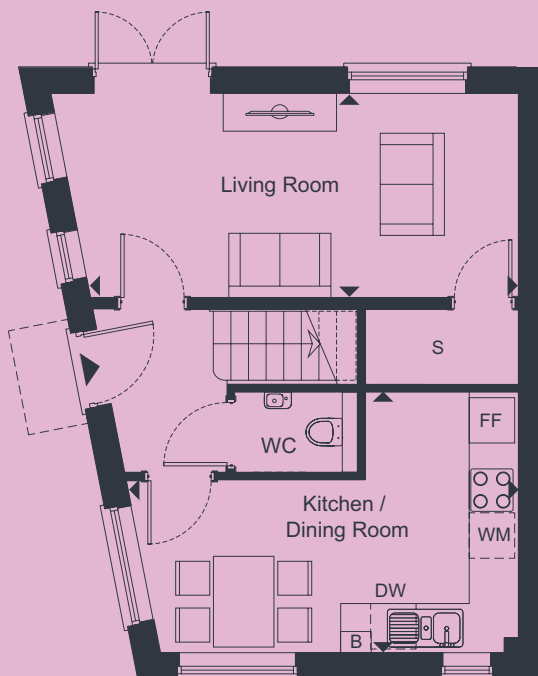
- BIN STORAGE
- GARDEN SHED

The site plan is for indicative purposes only. The details depicted within the site plan are designed to give a general indication and should not be relied upon; the final layout may vary. The site plan, including tenure locations and parking locations does not form part of any offer, contract, warranty or representation. Please speak to our sales team for further information.

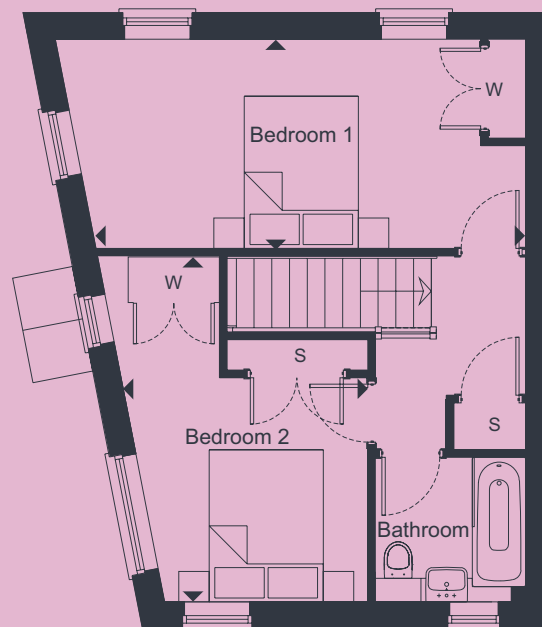


CONSERVATION AREA
This conservation area contains dense brambles - access is restricted for safety reasons and to protect the natural habitat.

Two bedroom house 4 Foundry Close



GROUND FLOOR



FIRST FLOOR

LIVING ROOM

5.66m x 2.70m 18'7" x 8'10"

KITCHEN / DINING ROOM

4.75m x 3.45m 15'7" x 11'4"

BEDROOM 1

5.65m x 2.75m 18'6" x 9'0"

BEDROOM 2

4.54m x 2.67m 14'11" x 8'9"

TOTAL AREA

80.9 sq.m. 870.5sq.ft.

FF FRIDGE/FREEZER

DW DISHWASHER

B BOILER

S STORAGE

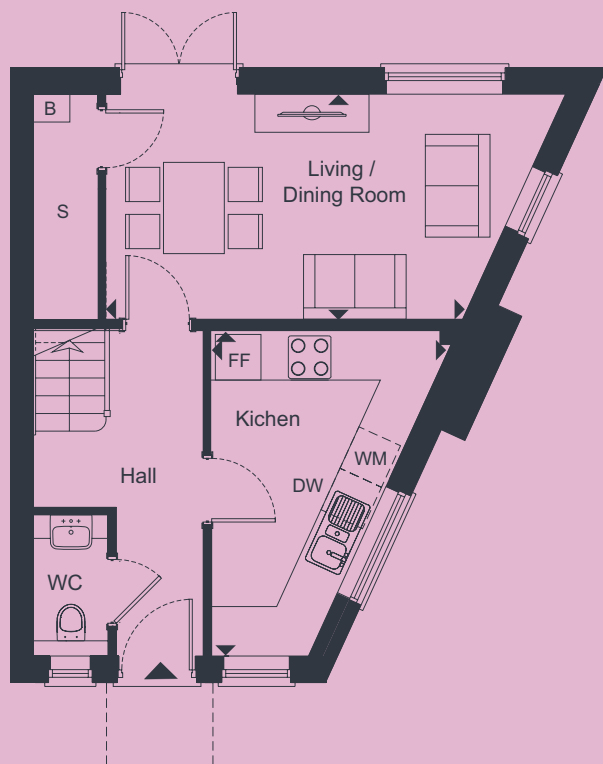
WM WASHING MACHINE

► Denotes points between the measurements shown

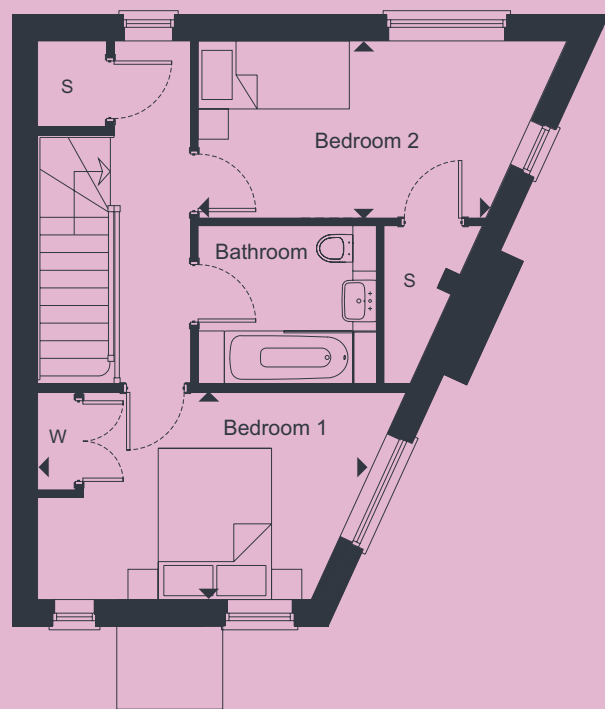


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Two bedroom house 1 Pringle Close



GROUND FLOOR



FIRST FLOOR

LIVING / DINING ROOM

6.05m x 2.96m 19'10" x 9'8"

KITCHEN

4.28m x 3.16m 14'0" x 10'4"

BEDROOM 1

4.27m x 2.74m 14'0" x 9'0"

BEDROOM 2

4.88m x 2.34m 16'0" x 7'8"

TOTAL AREA

78.4 sq.m. 843.6 sq.ft.

FF FRIDGE/FREEZER

DW DISHWASHER

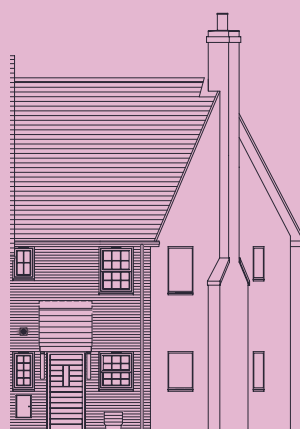
W WARDROBE

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S STORAGE

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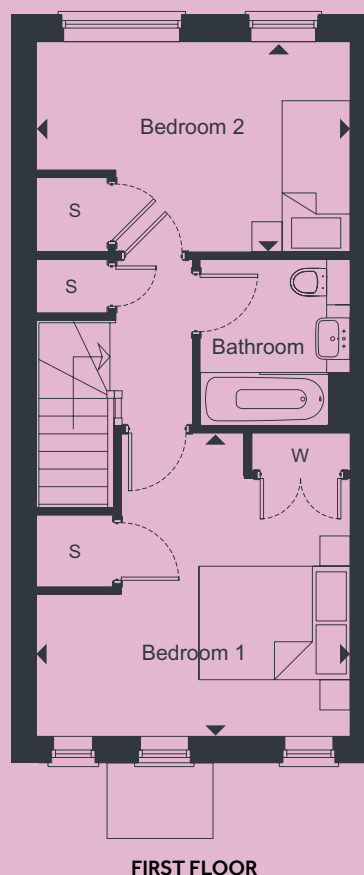
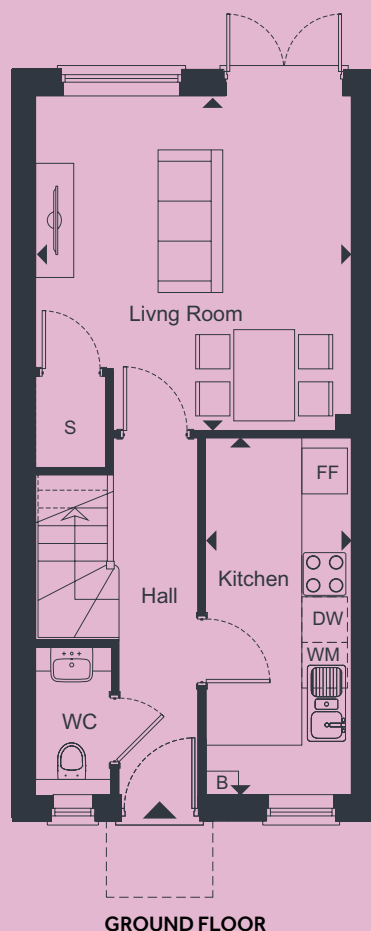
B BOILER



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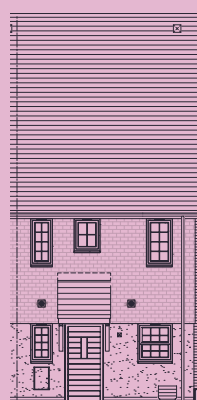
Two bedroom houses 2 & 3* Pringle Close

* 3 Pringle Close is handed from the plans drawn



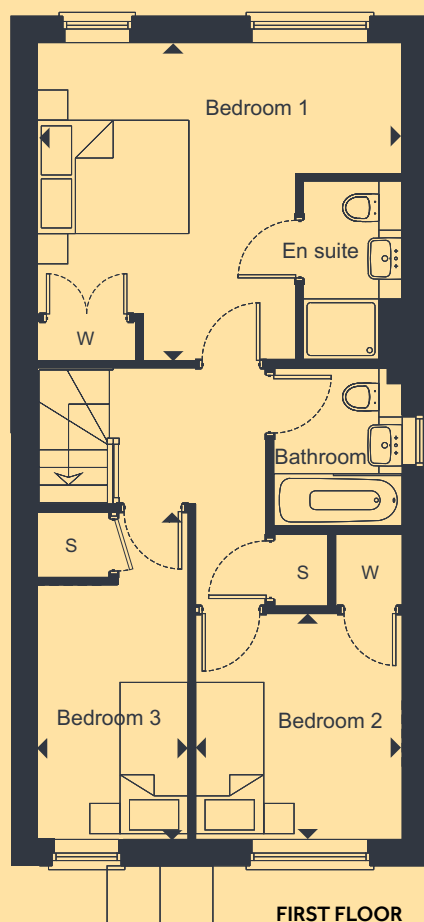
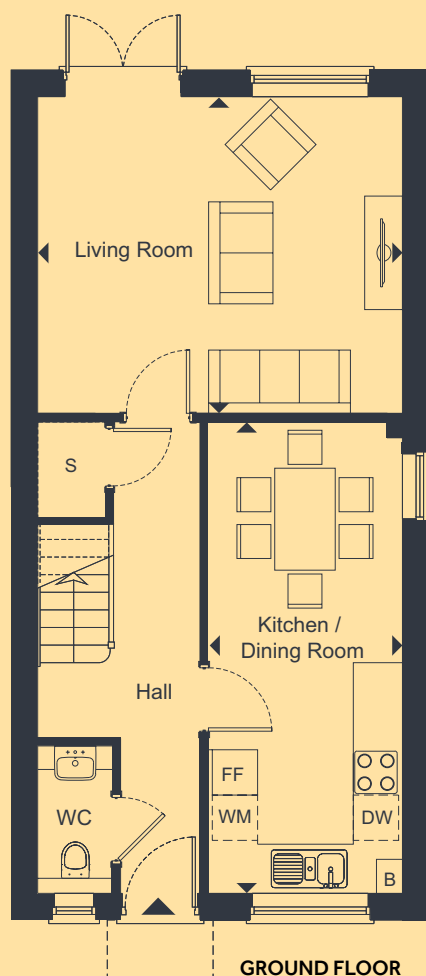
LIVING / DINING ROOM		
4.15m x 4.40m	13'7" x 14'5"	
KITCHEN		
4.69m x 1.91m	15'5" x 6'3"	
BEDROOM 1		
4.15m x 4.01m	13'7" x 13'2"	
BEDROOM 2		
4.15m x 2.78m	13'7" x 9'1"	
TOTAL AREA		
76.2 sq.m.	819.9 sq.ft.	

FF FRIDGE/FREEZER **S** STORAGE
DW DISHWASHER **WM** WASHING MACHINE
W WARDROBE **B** BOILER
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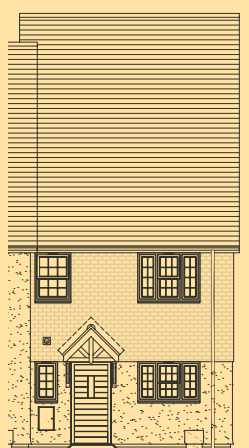
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Three bedroom house 6 Oakley Close



LIVING ROOM		
4.82m x 4.19m	15'10" x 13'9"	
KITCHEN / DINING ROOM		
6.24m x 2.57m	20'5" x 8'5"	
BEDROOM 1		
4.82m x 4.19m	15'10" x 13'9"	
BEDROOM 2		
2.99m x 2.72m	9'10" x 9'0"	
BEDROOM 3		
3.36m x 1.99m	11'0" x 6'6"	
TOTAL AREA		
101.6 sq.m.	1093.2 sq.ft.	

FF FRIDGE/FREEZER **S** STORAGE
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W WARDROBE **B** BOILER
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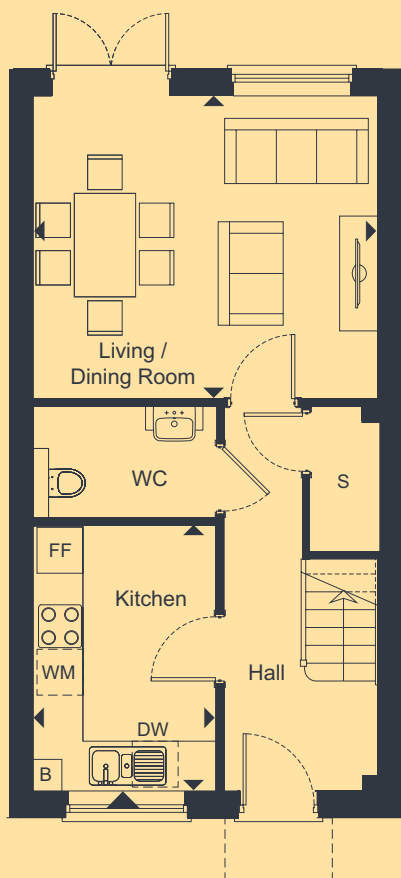


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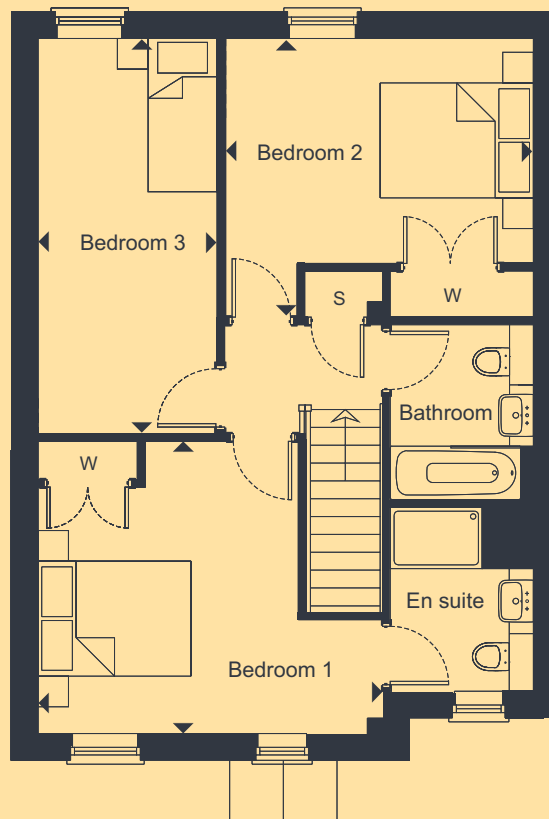
Three bedroom houses

4 & 5* Oakley Close and 4* & 5 Pringle Close

* 5 Oakley Close & 4 Pringle Close are handed from the plans drawn



GROUND FLOOR



FIRST FLOOR

LIVING / DINING ROOM

4.50m x 3.95m 14'9" x 13'0"

KITCHEN

3.47m x 2.39m 11'5" x 7'10"

BEDROOM 1

4.50m x 3.82m 14'9" x 12'6"

BEDROOM 2

4.02m x 2.94m 13'2" x 9'8"

BEDROOM 3

5.16m x 2.34m 16'11" x 7'8"

TOTAL AREA

98.4 sq.m. 1058.8 sq.ft.

FF FRIDGE/FREEZER

DW DISHWASHER

W WARDROBE

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S STORAGE

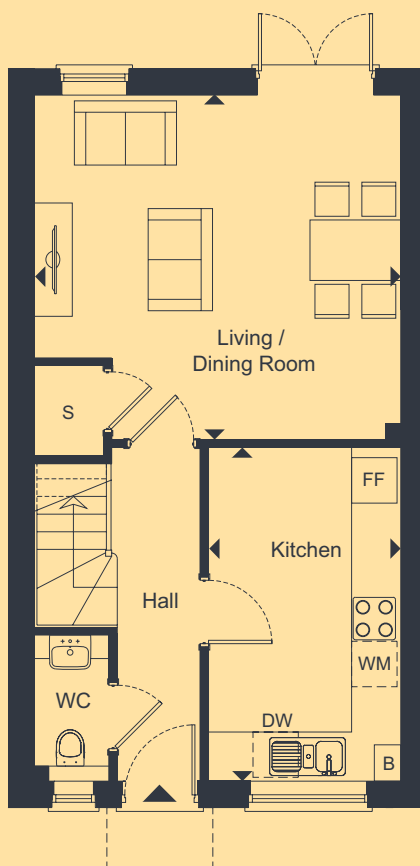
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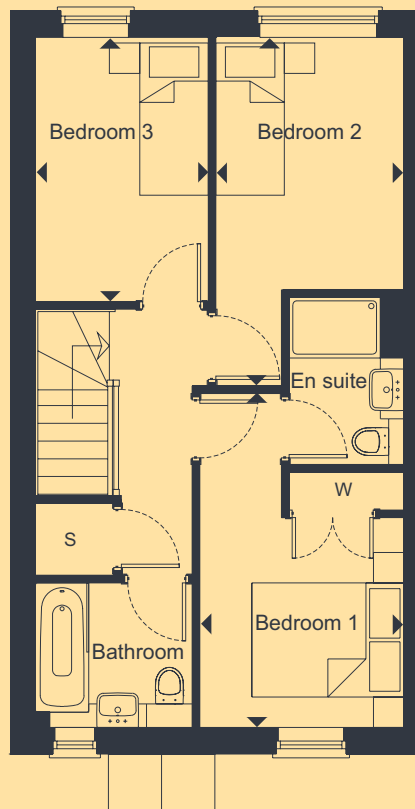


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Three bedroom houses 1, 2 & 3 Oakley Close



GROUND FLOOR



FIRST FLOOR

LIVING / DINING ROOM

4.85m x 4.56m 15'11" x 14'11"

KITCHEN

4.42m x 2.54m 14'6" x 8'4"

BEDROOM 1

3.36m x 2.68m 11'0" x 8'10"

BEDROOM 2

3.32m x 2.47m 10'11" x 8'10"

BEDROOM 3

3.48m x 2.27m 11'5" x 7'5"

TOTAL AREA

87.9 sq.m. 945.8 sq.ft.

FF FRIDGE/FREEZER

DW DISHWASHER

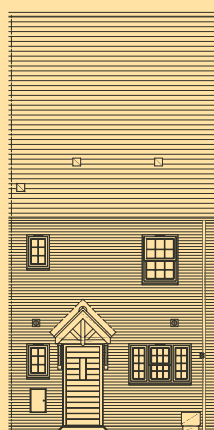
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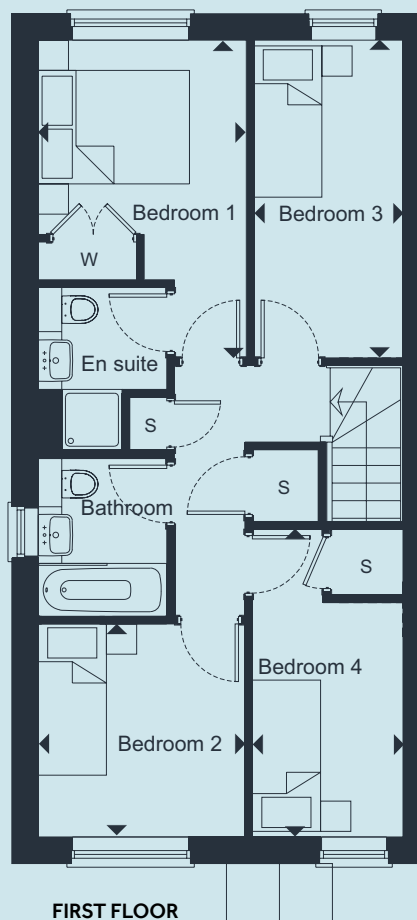
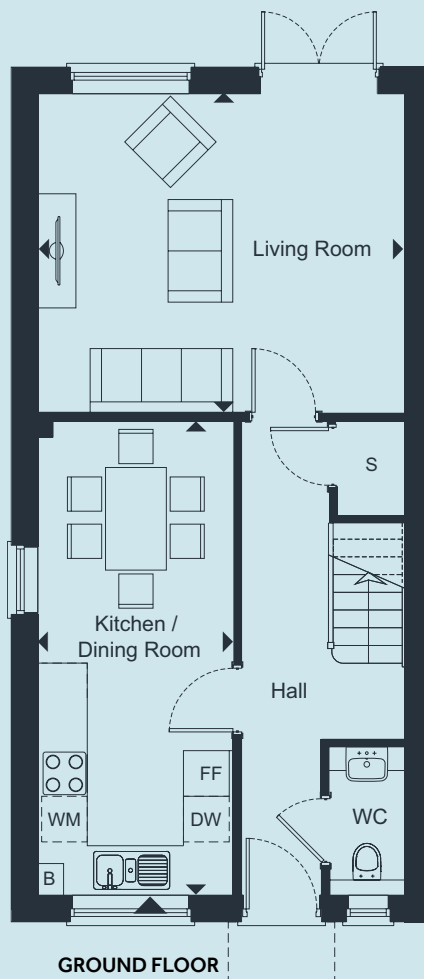
B BOILER



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Four bedroom houses 7 & 8* Oakley Close

*8 Oakley Close is handed from the plans drawn



LIVING ROOM

4.82m x 4.19m 15'10" x 13'9"

KITCHEN / DINING ROOM

6.24m x 2.57m 20'5" x 8'5"

BEDROOM 1

3.17m x 2.75m 10'5" x 9'0"

BEDROOM 2

2.82m x 2.73m 9'3" x 9'0"

BEDROOM 3

4.20m x 1.97m 13'9" x 6'6"

BEDROOM 4

3.10m x 1.99m 10'2" x 6'6"

TOTAL AREA

101.6 sq.m. 1093.2 sq.ft.

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DW DISHWASHER

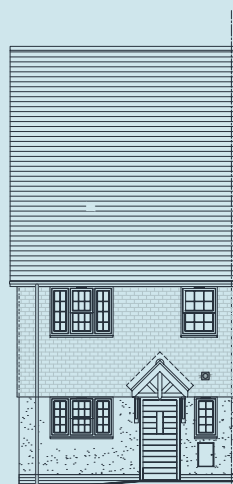
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