

Contemporary Specification

KITCHEN

- Handleless Howdens Clerkenwell range kitchen units in super matt slate grey, with under cupboard lighting
- White and grey marble effect laminate worktops with matching upstands and glass splashback
- Lamona 1.5 sink in black granite composite
- Lamona Ainene mixer tap
- Integrated kitchen appliances including;
 - Zanussi washer dryer
 - AEG single oven and touch control electric hob
 - Lamona fridge freezer, integrated dishwasher and shallow canopy extractor

BATHROOM / EN SUITE

- White bathroom suite including WC, bath with single panel bath screen
- Ideal Connect Air Semi recessed built-in sink and chrome mixer tap
- Sliding door shower screen in silver to ensuite
- Chrome heated ladder towel rail
- Shaver socket

FINISHES

- Lazio Heather carpet to bedrooms, stairs and upper landing in silver grey colour to all houses
- Karndean knight tile grey oak flooring to ground floor hallway, dining and living area**
- Beton Grey tile flooring in kitchen to selected homes*
- Porcelain floor and wall tiles in Beaton Grey to bathrooms

ELECTRICAL

- LED downlights to kitchen / dining, hallway, bathroom entrance hall and storage space
- Pendant light to living area and bedrooms

HEATING

- Air Source Heat Pumps (ASHP) to all homes***

GENERAL

- All homes benefit from parking, with most offering two spaces. See site plan for details
- Openreach cable points with TV, SkyQ (or similar), DAB, and phone connections to the living area and bedroom 1
- Large children's park located in the middle of development

GARDENS

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

*31 & 33 Mapplehurst Way

** 22 & 24 Mapplehurst Way

*** Locations of ASHP are restricted as there is a maximum distance allowed between the cylinder and the pump located in the garden.

Whilst every effort has been taken to ensure the accuracy of the above specification, it is for general guidance only and is subject to change. Southern Housing reserves the right to amend the specification as necessary and without notice. Please speak to our sales advisor for more details.

INGRAMS FARM

NINFIELD

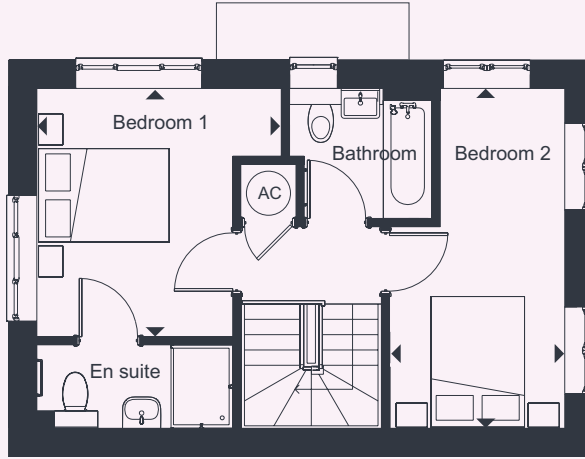


- 2 BEDROOM HOUSES
- 3 BEDROOM BUNGALOWS
- AFFORDABLE RENT
- FUTURE PHASE

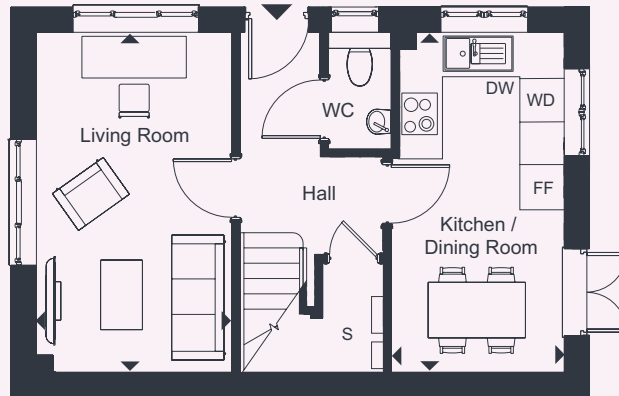
BS - Bin Store
P - Parking
V - Visitor Parking

The site plan is for indicative purposes only. The details depicted within the site plan are designed to give a general indication and the final layout may vary and should not be relied upon. 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.

Two bedroom house
31 MAPPLEHURST WAY



FIRST FLOOR



GROUND FLOOR

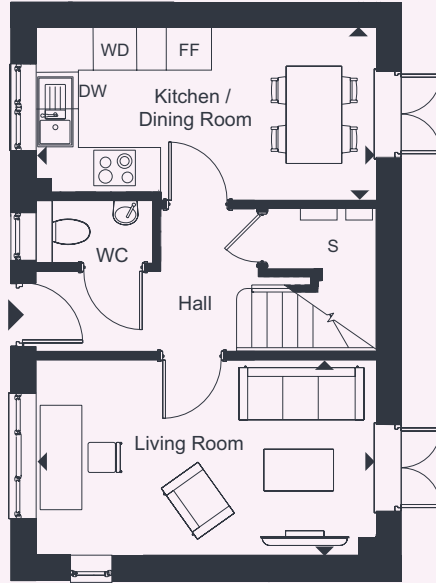
31 MAPPLEHURST WAY	
PARKING SPACES	2

LIVING ROOM		
4.91m x 2.83m	16' 1" x 9' 3"	
KITCHEN / DINING ROOM		
4.91m x 2.39m	16' 1" x 7' 10"	
BEDROOM 1		
3.59m x 3.56m	11' 9" x 11' 8"	
BEDROOM 2		
4.91m x 2.52m	16' 1" x 8' 3"	
TOTAL AREA		
74.3 sq.m.	799 sq.ft.	

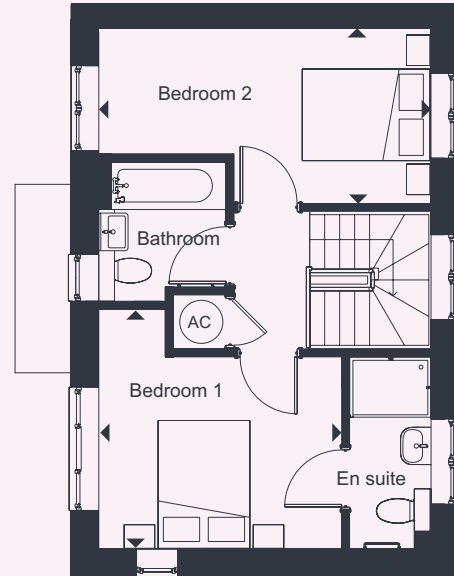
- FF** FRIDGE/FREEZER
- AC** AIRING CUPBOARD
- DW** DISHWASHER
- S** STORAGE
- WD** WASHER DRYER
- ▶ Denotes points between the measurements shown

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Two bedroom house
33 MAPPLEHURST WAY



GROUND FLOOR



FIRST FLOOR

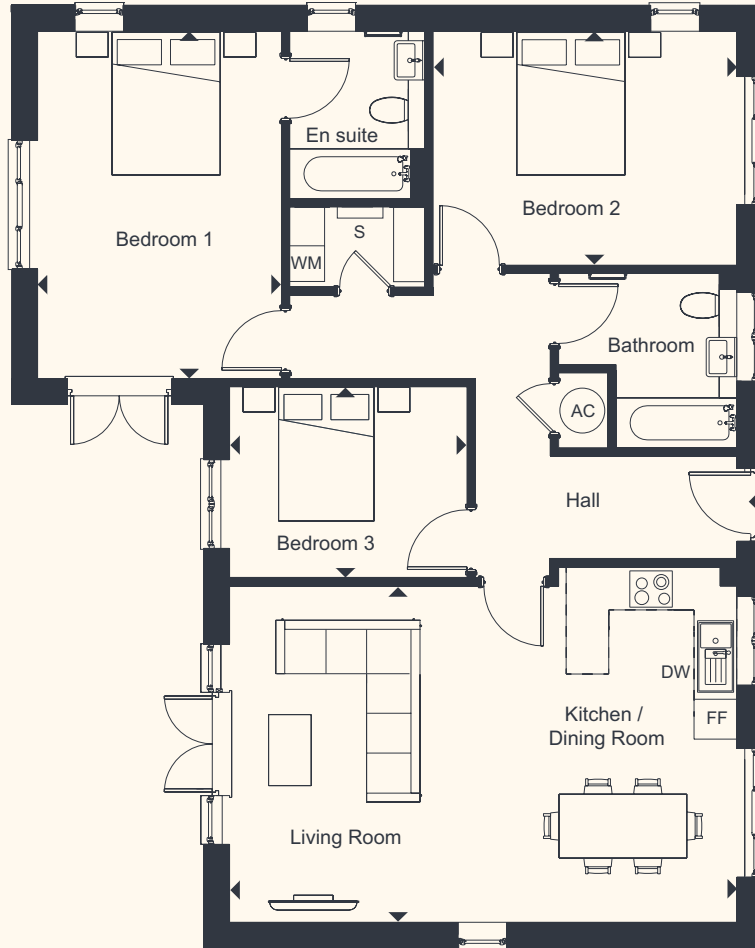
LIVING ROOM	4.91m x 2.83m	16' 1" x 9' 3"
KITCHEN / DINING ROOM	4.91m x 2.39m	16' 1" x 7' 10"
BEDROOM 1	3.59m x 3.56m	11' 9" x 11' 8"
BEDROOM 2	4.91m x 2.52m	16' 1" x 8' 3"
TOTAL AREA	74.3 sq.m.	799 sq.ft.

33 MAPPLEHURST WAY	
PARKING SPACES	2

- FF** FRIDGE/FREEZER **S** STORAGE
AC AIRING CUPBOARD **WD** WASHER DRYER
DW DISHWASHER
▶ Denotes points between the measurements shown

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Three bedroom bungalow
22 MAPPLEHURST WAY



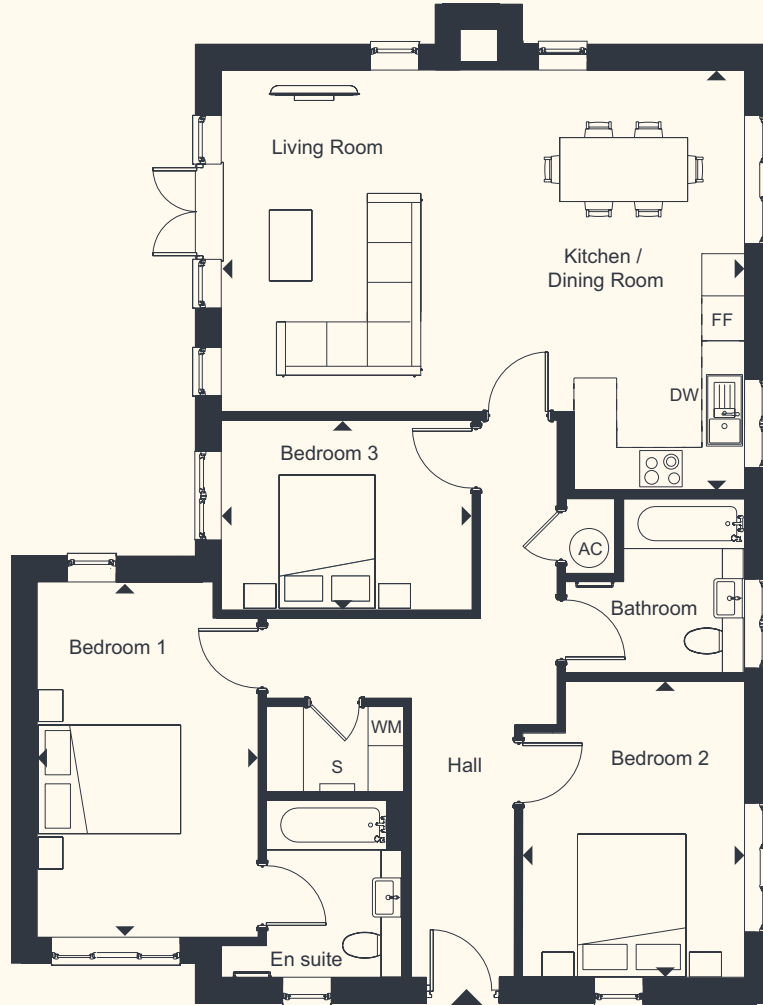
22 MAPPLEHURST WAY	
PARKING SPACES	2

LIVING / DINING / KITCHEN	
7.16m x 5.02m	23' 6" x 16' 6"
BEDROOM 1	
4.91m x 3.45m	16' 1" x 11' 4"
BEDROOM 2	
4.30m x 3.32m	14' 1" x 10' 11"
BEDROOM 3	
3.32m x 2.71m	10' 11" x 8' 11"
TOTAL AREA	
102.7 sq.m.	1,105 sq.ft.

- FF** FRIDGE/FREEZER
 - AC** AIRING CUPBOARD
 - S** STORAGE
 - DW** DISHWASHER
 - WM** WASHING MACHINE
- ▶ Denotes points between the measurements shown

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Three bedroom bungalow
24 MAPPLEHURST WAY



24 MAPPLEHURST WAY	
PARKING SPACES	3

LIVING / DINING / KITCHEN
7.38m x 5.93m 24' 3" x 19' 5"

BEDROOM 1
4.19m x 3.14m 13' 9" x 10' 4"

BEDROOM 2
4.19m x 3.14m 13' 9" x 10' 4"

BEDROOM 3
3.55m x 2.69m 11' 8" x 8' 10"

TOTAL AREA
106 sq.m. 1,141 sq.ft.

- FF** FRIDGE/FREEZER **DW** DISHWASHER
- AC** AIRING CUPBOARD **WM** WASHING MACHINE
- S** STORAGE

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