

GOSDEN

4 BEDROOM SPECIFICATION

Kitchen

- Fully fitted Kitchen with integrated appliances #**
- Double Oven Built-in
- 800mm Cooker Hood
- 800mm induction Hob
- Dishwasher
- Fridge/Freezer
- Washing machine

Electric and heating

- Underfloor heating to ground floor and radiators to first.

Bathroom

- White Geberit sanitary ware with heated chrome towel rail to bathroom and en suite[^]
- Minoli wall and floor tiles**
- Full height tiling around bath and shower cubicle, half height behind other sanitary ware
- Minoli splashback in the cloakroom**
- Thermostatic shower in the cubicle
- Shower handset in cradle over the bath taps in the bathroom

External features

- Landscaping to the front of homes where applicable
- Paving and turfing to rear gardens
- Outside tap and electric socket
- Outside dusk to dawn sensor lighting to the front and rear or side[^]
- Fused spur for a car charging point[^]

Energy Efficiency

- Dual flush mechanism to WC reducing water wastage
- Cavity wall insulation and mineral wool insulation to the roof space
- Low energy lighting fitted throughout

Security and Peace of mind

- Fused spur for Burglar alarm
- Mains operated self-contained smoke alarm to hallway and landing
- Multi point locking system to front entrance door with chrome furniture

Warranty

- Protected by a 10 year NHBC Buildmark Warranty

available as an upgrade subject to build stage

** choice available subject to build stage

[^] dependent on plot

Made for life.



4 Bedrooms



3 bathroom



Garage to specific plots



Allocated parking



Total internal area 194.1m² 2108sq.ft

Ground Floor

Living Room	3.81m x 4.90m	12'6" x 16'6"
Dining	3.81m x 3.1m	12'6" x 10'3"
Study	3.93m x 3.2m	12'11" x 10'6"
Kitchen	6.25m x 3.1m	20'6" x 10'3"
Sunroom	5.37m x 3.2m	17'7" x 10'7"
Utility	2.43m x 1.72m	8'0" x 5'8"
Cloakroom	1.38m x 1.72m	4'6" x 5'8"



First Floor

Bedroom 1	3.85m x 3.71m	12'8" x 12'2"
Dressing Room	1.78m x 1.62m	5'10" x 5'4"
Ensuite 1	2.43m x 2.76m	8'0" x 9'1"
Bedroom 2	2.77m x 3.88m	9'1" x 12'9"
Ensuite 2	1.695m x 2.52m	5'7" x 8'3"
Bedroom 3	3.95 x 3.35m	12'11" x 11'0"
Bathroom	1.65m x 2.55m	5'5" x 8'4"
Bedroom 4	2.76m x 3.79m	9' 1" x 12'5"

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