

# GOWANS

## 4 BEDROOM SPECIFICATION

### Kitchen

- Fully fitted Kitchen with integrated appliances #\*\*
- Double Oven Built-in
- 900mm Cooker Hood
- 800mm induction Hob
- 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<sup>^</sup>
- Minoli wall and floor tiles\*\*
- Full height tiling around shower cubicle, half height behind other sanitary ware
- Half height minoli tiling behind sanitaryware\*\*
- All en-suite showers are thermostatic<sup>^</sup>
- Hair wash/rinse shower in bath

### Flooring

- Tiles to kitchen/diners and wet rooms #\*\*

- Carpets to all other rooms #\*\*

### 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<sup>^</sup>
- Fused spur for a car charging point<sup>^</sup>

### 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

<sup>^</sup> dependent on plot

Made for life.



4 Bedrooms



3 bathroom



Garage to specific plots



Allocated parking



Total internal area 188.0m<sup>2</sup> 2023sq.ft

### Ground Floor

|                  |               |               |
|------------------|---------------|---------------|
| Living Room      | 8.29m x 7.76m | 27'3" x 25'5" |
| Dining / Kitchen |               |               |
| Study            | 3.03m x 3.43m | 9'11" x 11'3" |
| Family Room      | 2.95m x 5.13m | 9'8" x 16'10" |
| Utility          | 1.85m x 2.35m | 6'1" x 7'9"   |
| Cloakroom        | 1.03m x 2.35m | 3'5" x 7'9"   |



### First Floor

|                  |               |               |
|------------------|---------------|---------------|
| Bedroom 1        | 4.2m x 3.36m  | 13'9" x 11'0" |
| Dressing Room    | 2.23m x 2.3m  | 7'4" x 7'7"   |
| Ensuite 1        | 2.29m x 1.35m | 9'10" x 4'5"  |
| Bedroom 2        | 3.07m x 4.87m | 10'1" x 16'0" |
| Ensuite 2        | 2.25m x 1.35m | 7'4" x 4'5"   |
| Bedroom 3        | 2.99m x 3.77m | 9'10" x 12'4" |
| Bedroom 4 /Study | 3.07m x 2.72m | 10'1" x 8'11" |
| Bathroom         | 3.07m x 1.70m | 10'1" x 5'7"  |

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