

LEVICK

3 BEDROOM SPECIFICATION

Kitchen

- Fully fitted Kitchen with integrated appliances #**
- Double oven under worktop
- 600mm Cooker Hood
- 600mm Induction Hob
- Fridge/Freezer
- Dishwasher
- Washing machine
- Floor tiling to the kitchen/dining room /bathroom and WC #**
- Carpet to all non-tiled areas #**
- Option to upgrade worktop to Silestone

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
- Half height minoli tiling behind sanitaryware**
- All en-suite showers are thermostatic
- Shower in bath

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.



3 Bedrooms



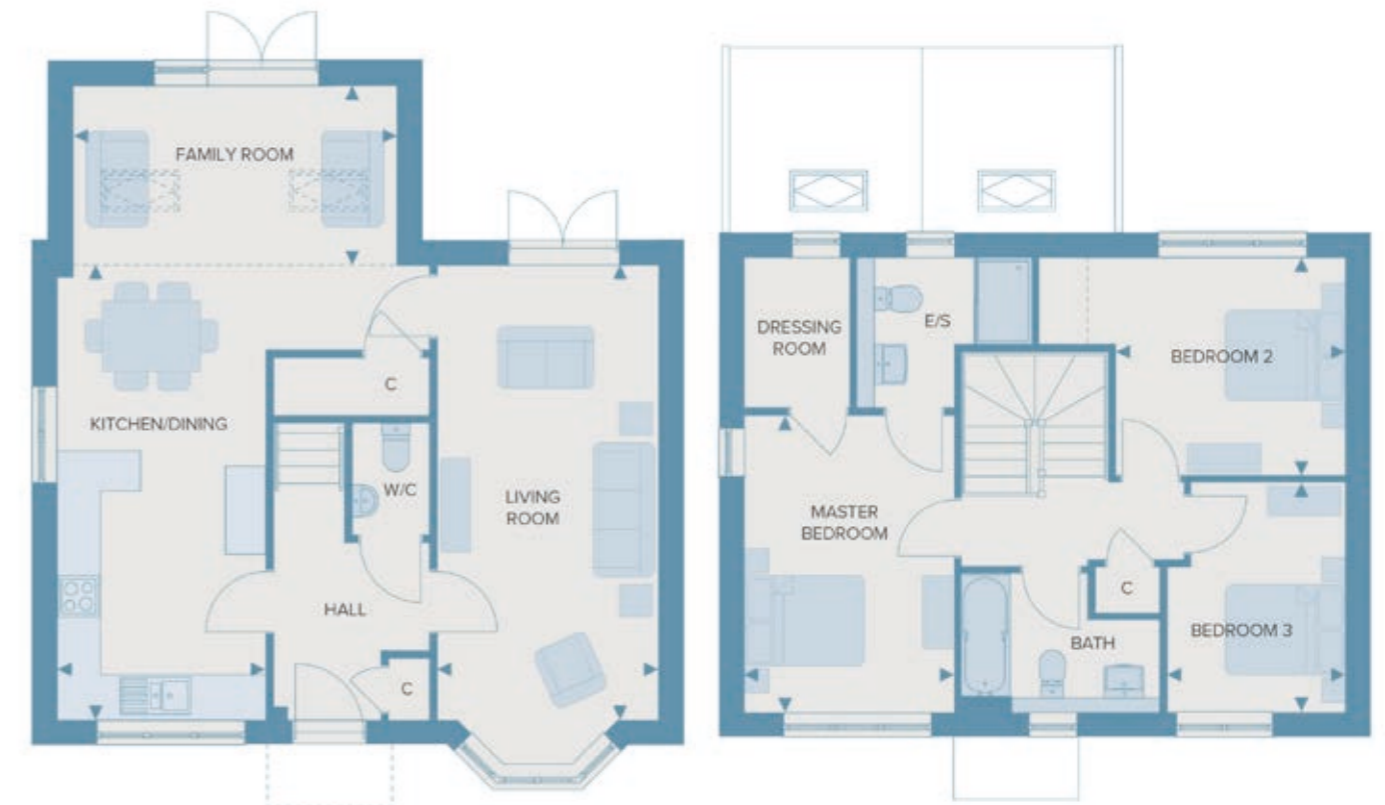
2 bathroom



Garage to specific plots



2 Allocated parking spaces



Total internal area 116m² 1248sq.ft

Ground Floor

Living Room	3.04m x 6.27m	10'0" x 20'7"
Kitchen/Dining	2.86m x 6.27m	9'5" x 20'7"
Cloakroom	1.05m x 1.54m	3'5" x 5'1"
Family Room	4.47m x 2.48m	14'8" x 8'1"

First Floor

Bedroom 1	2.90m x 4.09m	9'6" x 13'5"
Bedroom 2	3.17m x 3.00m	10'5" x 9'10"
Bedroom 3	2.46m x 3.17m	8'1" x 10'5"
Ensuite	2.16m x 2.08m	7'1" x 6'0"
Bathroom	2.74m x 1.70m	9'0" x 5'7"
Dressing Room	1.46m x 2.08m	4'9" x 6'10"

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