

# LOCK

## 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<sup>^</sup>
- 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<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.



3 Bedrooms



2 bathroom



Garage to specific plots



2 Allocated parking spaces



Total internal area 105.9m<sup>2</sup> 1139sq.ft

### Ground Floor

Living Room	5.71m x 3.41m	18'9" x 11'2"
Kitchen/Dining	5.70m x 3.24m	18'9" x 10'7"
Cloakroom	1.84m x 1.17m	6'0" x 3'10"
Utility	2.02m x 2.26m	6'8" x 7'5"

### First Floor

Bedroom 1	5.06m x 3.45m	16'7" x 11'4"
Bedroom 2	3.26m x 3.43m	10'8" x 11'3"
Bedroom 3 /Study	2.35m x 3.43m	7'9" x 11'3"
Ensuite	2.34m x 1.27m	7'8" x 4'2"
Bathroom	1.81m x 2.12m	5'11" x 6'11"

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