

RAVEN

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 104.8m² 1128sq.ft

Ground Floor

Living Room	4.15m x 3.63m	13'7" x 11'1"
Kitchen/Dining	5.70m x 3.13m	18'9" x 10'3"
Cloakroom	1.90m x 1.04m	6'3" x 3'5"



First Floor

Bedroom 1	3.36m x 2.93m	11'1" x 9'7"
Bedroom 2	3.33m x 2.28m	10'11" x 10'5"
Bedroom 3 / Study	2.28m x 3.17m	7'6" x 10'5"
Ensuite	2.25m x 1.30m	7'5" x 4'3"
Bathroom	2.05m x 2.07m	6'9" x 6'9"

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