



THAKEHAM



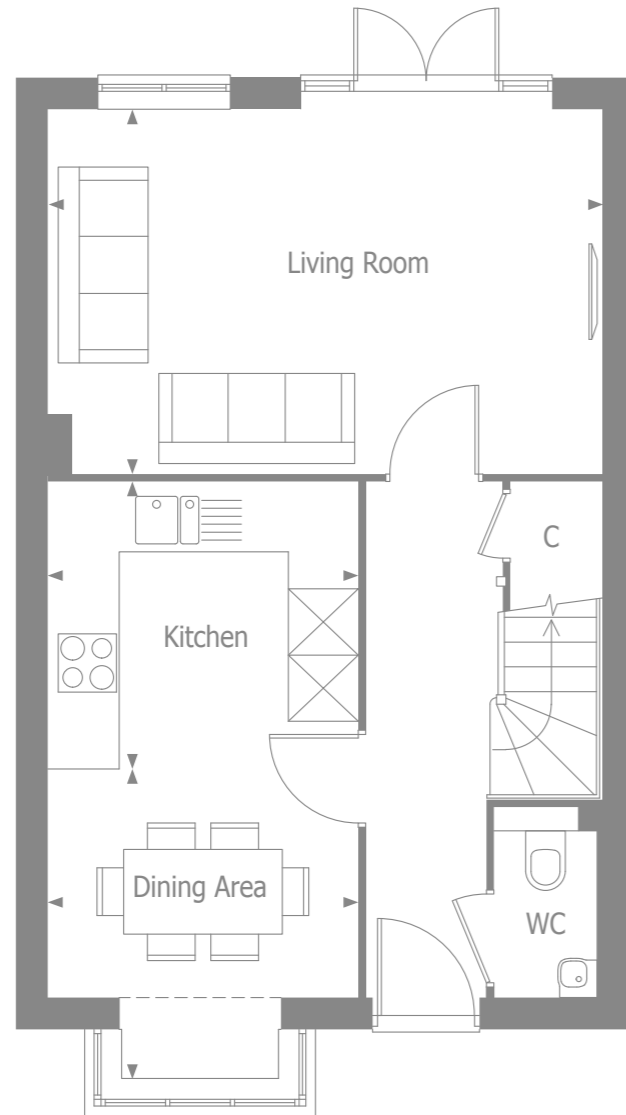
THE PETWORTH

Plot 314

Woodgate

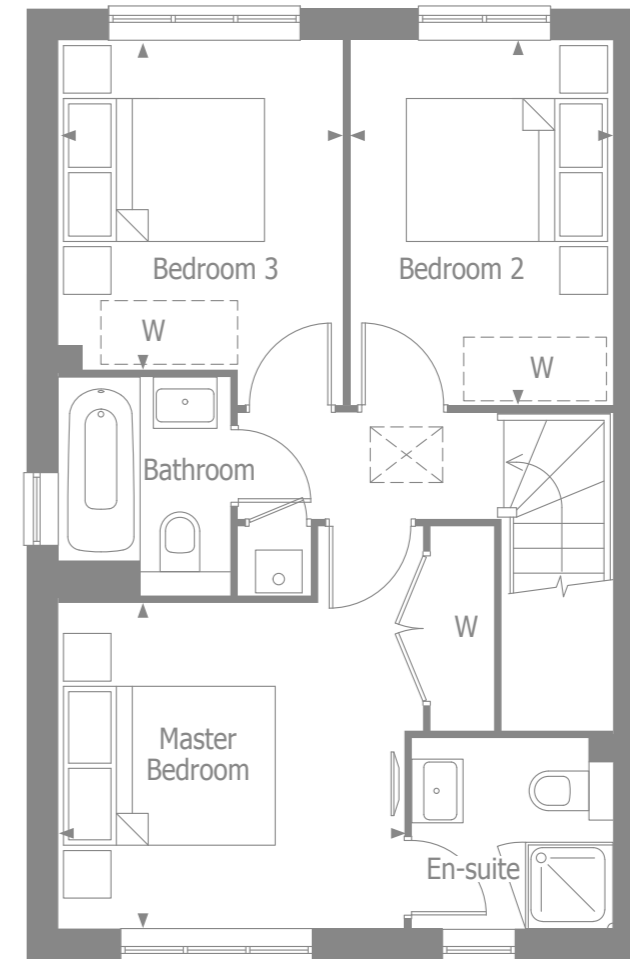
PEASE POTTAGE

## GROUND FLOOR



Kitchen	2.89 x 2.70m	9'6" x 8'10"
Dining Area <small>* Including bay</small>	2.89 x 2.13m 2.92 x 2.89m	9'6" x 7'0" 9' 7" x 9' 6"
Living Room	5.19 x 3.40m	17'0" x 11'2"

## FIRST FLOOR



Master Bedroom	3.23 x 3.03m	10'7" x 10'0"
Bedroom 2	3.40 x 2.44m	11'2" x 8'0"
Bedroom 3	3.07 x 2.64m	10'1" x 8'8"

**Key:**

- C - Cupboard
- W - Wardrobe
- [W] - Space for wardrobe



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# THE PETWORTH SPECIFICATION

## BEAUTIFULLY DESIGNED KITCHENS

- Contemporary kitchen designs
- Soft close doors and drawers
- Laminate worktop and upstand
- One and half bowl stainless steel sink, with mono sink mixer tap by Vado
- Electrolux stainless steel single oven
- Ceramic hob with integrated extractor hood
- Integrated Electrolux dishwasher A+
- Integrated Electrolux 70/30 split fridge/freezer A+
- Integrated Zanussi washer/dryer A

## STYLISH BATHROOMS

- Contemporary white sanitaryware, with chrome accessories by Vado
- Floor standing concealed cistern WC
- White steel enamel bath with over bath shower screen, shower in en suite
- Wall mounted bath/shower mixer tap by Vado
- White summer use towel warmers with TRVs
- Ceramic wall tiling to selected areas
- Polished edge mirror over basin in bathroom and en-suite

## INTERIOR FINISHES

- Amtico vinyl flooring to hall, cloakroom, kitchen / dining and bathrooms, with Cormar carpet in all remaining areas
- White painted flush doors, with contemporary ironmongery
- White painted staircase, newel posts and handrail
- Coordinated single paint finish on wall and satinwood paint finish on all internal joinery
- Telescopic aluminium loft ladder with handrail

## ECOLOGY

- Hedgehog houses in communal landscaped areas
- Hedgehog holes through gravel boards in fencing, to provide routes for hedgehogs

## SECURITY AND PEACE OF MIND

- Mains fed smoke/heat detector, with battery backup

- Mains fed carbon monoxide detector, positioned adjacent to gas boiler
- 10 year NHBC Buildmark Warranty, including 2 year defect and emergency out of hours cover

## EXTERNAL

- Timber external entrance door with multi-point locking system
- UPVC double glazed windows with french doors to living and kitchen / dining
- Closeboard fencing to rear gardens
- Landscaped front gardens and turfed rear gardens
- Paved paths and patio areas
- External tap in rear garden

## HEATING, ELECTRICAL & LIGHTING

- Energy efficient Vaillant combination boiler
- Gas fired radiator heating throughout
- WiFi programmable heating controls
- LED downlights to hall, landing, kitchen / dining, bathroom, en-suite & cloakroom with pendant lighting in remaining areas
- White sockets and switch plates in all areas (stainless steel in kitchen) with integrated USB charging in kitchen and bedrooms
- Multi-gang grid switch for kitchen appliances
- White shaver socket in all bathrooms
- Lighting to all external doors with internal switch
- Wired for terrestrial TV to hall media cupboard & digital aerial installation to loft space
- Wired for SkyQ to living room and all other rooms via SkyQ technology
- TV/satellite point in living room and secondary
- TV points in all bedrooms

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