



PARSONAGE
CROFT

HOMES
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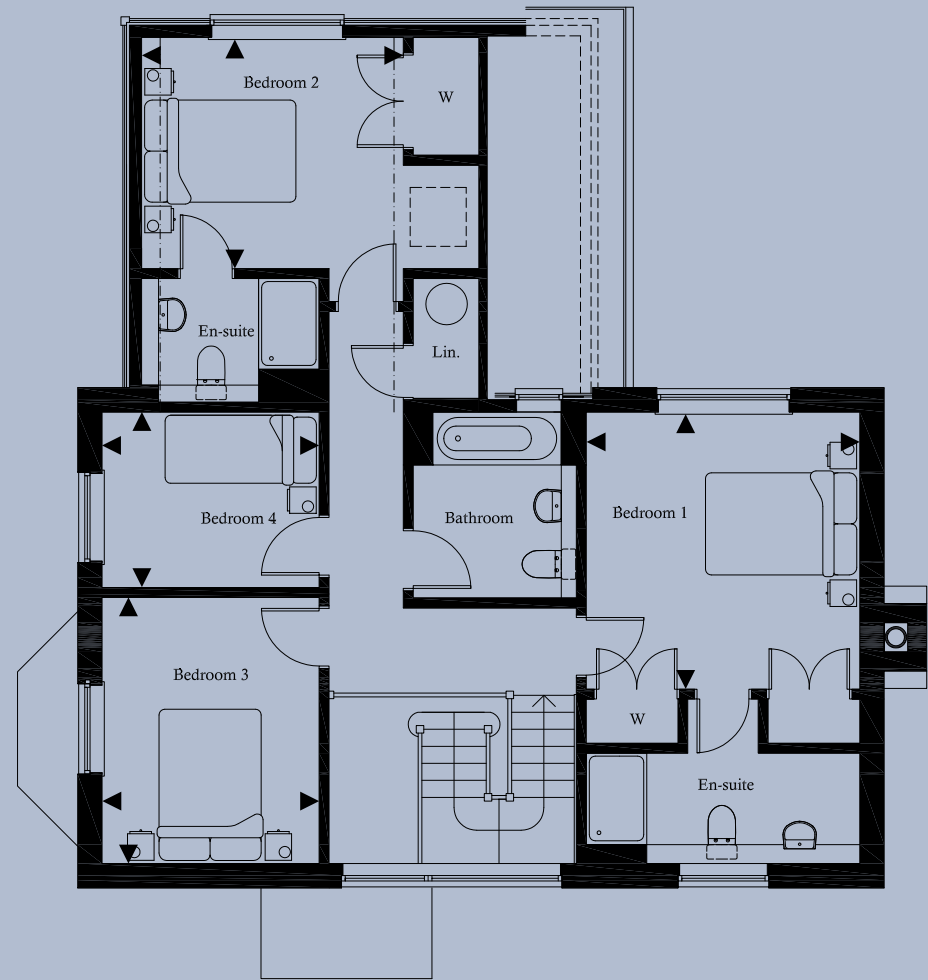


MILLWOOD
DESIGNER HOMES LIMITED



GROUND FLOOR

Living Room	19'7" x 11'10"	5971mm x 3608mm
Dining Room	11'8" x 9'5"	3561mm x 2870mm
Study	9'5" x 7'6"	2870mm x 2280mm
Kitchen/Breakfast/Family Room	19'0" x 15'10"	5785mm x 4825mm



FIRST FLOOR

Master Bedroom	12'0" x 11'10"	3666mm x 3618mm
Bedroom 2	11'4" x 10'0"	3462mm x 3060mm
Bedroom 3	11'7" x 9'5"	3520mm x 2870mm
Bedroom 4	9'5" x 7'7"	2870mm x 2321mm



KITCHEN FEATURES

- The kitchen is equipped with a comprehensive bespoke range of wall and floor cabinets with granite/silestone worktops, up stands and splash back.
- Stainless steel under mounted sink with chrome fittings.
- Fully integrated appliances to include a 5 ring gas hob, 2 x single electric ovens, extractor hood, microwave combi oven, fridge/freezer, and dishwasher
- Ceramic floor tiles to the kitchen/breakfast/family room and utility room.
- Utility room is provided with a range of base units, laminate work top and up stand, stainless steel sink and drainer and space for a washing machine and tumble dryer.

BATHROOM, EN SUITES & CLOAKROOM

- Luxurious white suites with contemporary chrome fittings.
- Cabinetry to the cloakroom, bathroom and master en suite.
- Heated chrome towel rails provided in the bathroom and en suites.
- Mirror and shaver sockets provided to the bathroom and en suites.
- Ceramic wall and floor tiles to the bathroom, en suites and cloakroom.

ELECTRICAL & MULTIMEDIA

- Polished chrome switch plates and sockets throughout.
- LED down lighters or pendent provided to all rooms.
- TV and BT points are provided to selected rooms with a provision for Sky plus HD (box, dish and subscription not included).

CENTRAL HEATING & HOT WATER

- A highly efficient gas-fired central heating system is provided in conjunction with a pressurised hot water cylinder.

PEACE OF MIND

- An alarm system is provided with PIRs plus panic buttons to master bedroom and hallway.

- Double glazed UPVC windows and doors with multi point locking system.
- External coach lighting provided to all external doors.
- A mains fed smoke alarm is fitted to the hall and landing with a battery backup.

FINISHING TOUCHES

- White vertical panelled internal doors with chrome fittings finished in a white gloss with half glazed doors to the living room, dining room and kitchen/breakfast/family room.
- Bi-fold doors to the breakfast/family area.
- French doors provided to the rear of the living room.
- White painted softwood staircase with oak handrails.
- Inglenook fireplace provided in the living room.
- Wardrobes with shelf and hanging space provided in bedrooms 1 and 2.
- All internal joinery will consist of attractive skirtings and architraves finished in a white gloss.

EXTERNAL FEATURES

- Landscaped front garden with feature planting.
- Top soil and an area of patio provided to the rear garden.
- External tap provided.
- Garage has electronically operated 'up and over' doors, power and light.

AFTERCARE

- Millwood Designer Homes has a dedicated Customer Aftercare Department providing peace of mind for two years after you move into the property.

SERVICES

- Mains electricity & drainage plus LPG Gas.

GUARANTEES

- All the homes come with a ten-year Premier Warranty.

TENURE • Freehold.

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A unique collection of three, four and five bedroom detached homes, plus three bedroom mid and end of terrace homes. Situated on the western edge of Etchingam, surrounded by woodland, farmland and breathtaking views, you can enjoy rural village life at its very best.

For further information, contact Wood & Pilcher on 01580 388007 or visit www.parsonagecroft.com

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JUBILEE WOOD

PRIMARY SCHOOL

HIGH STREET

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