



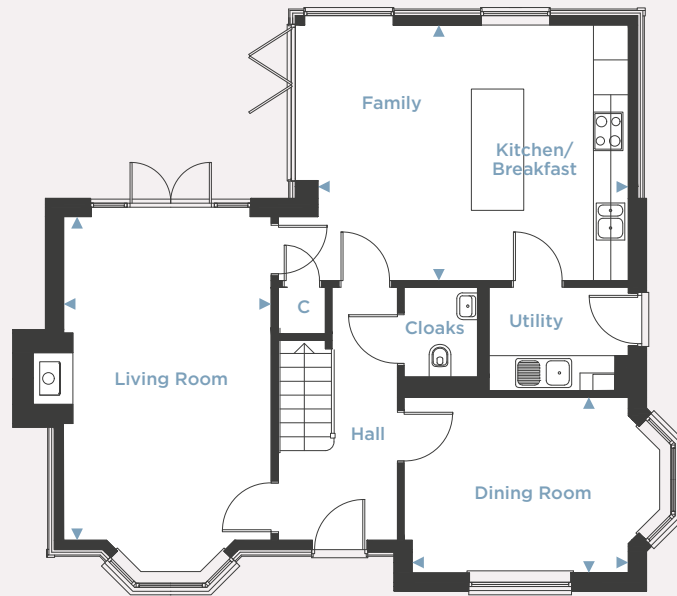
The Barnham

4 bedroom detached home

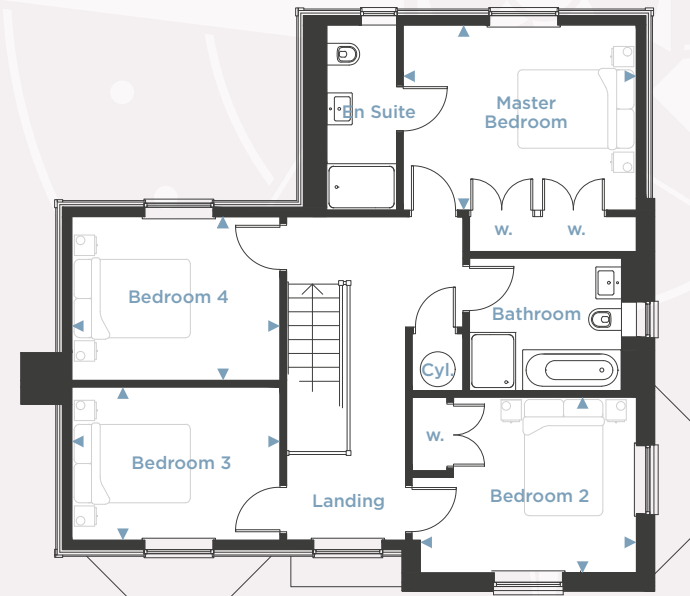
Home: 16



BAKERS FIELD



Ground Floor



First Floor

The Barnham

4 bedroom detached home

Ground Floor

Kitchen/Breakfast/Family Room
5.34m x 4.40m (17'6" x 14'5")

Living Room
3.57m x 5.57m (11'9" x 18'3")

Dining Room
3.72m x 3.02m (12'2" x 9'11")

First Floor

Master Bedroom
4.02m x 3.19m (13'2" x 10'5")

Bedroom 2
3.72m x 3.03m (12'2" x 9'11")

Bedroom 3
3.58m x 2.64m (11'9" x 8'8")

Bedroom 4
3.58m x 2.82m (11'9" x 9'3")

*Please note kitchen layout is indicative only. Please check with the sales team for detailed layout.

Specification



KITCHEN FEATURES

- The kitchen is equipped with a range of wall and floor cabinets with stone worktops and splash back.
- Fully integrated appliances to include an induction hob, extractor, single electric oven with grill, single oven with microwave function, full height fridge/freezer and dishwasher.
- Utility room is provided with a range of base units, laminate work surface, stainless steel sink and drainer with space for freestanding washing machine and tumble dryer.

BATHROOM, EN SUITE AND CLOAKROOM

- Contemporary white suites with chrome fittings.
- Cabinetry to cloakroom, bathroom and en suite.
- Heated chrome towel rail provided to the bathroom and en suite.
- Mirror and shaver socket provided to the bathroom and en suite.
- Ceramic wall tiles to bathroom, en suite and cloakroom.

ELECTRICAL AND MULTIMEDIA

- Chrome switch plates and sockets throughout.
- Recessed down lights or pendant lighting 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).
- CAT6 cabling from master BT point (understairs cupboard) to TV position in the living room and master bedroom to allow for hard wired internet access to these

locations only. Other locations to rely on wireless internet access (subscription not included).

- Power provided to loft area.

CENTRAL HEATING AND HOT WATER

- An efficient gas-fired central heating system, via radiators with thermostatic controls, is provided in conjunction with a pressurised hot water cylinder.

PEACE OF MIND

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

FINISHING TOUCHES

- Vertical five panel moulded internal doors with chrome fittings finished in a white gloss with half glazed doors to the kitchen/breakfast/family room, living room and dining room.
- French doors provided to the rear of the living room.
- Aluminium bi-fold doors provided to the kitchen/breakfast/family room.
- Brick fireplace with bressumer beam and wood burning stove provided to the living room.
- White painted softwood staircase with oak handrail.
- Shelf and hanging space provided to wardrobe in the

master bedroom and bedroom 2.

- All internal joinery will consist of attractive skirtings and architraves finished in a white gloss.
- Karndean flooring fitted to the kitchen/breakfast/family room, utility, hallway, cloakroom, bathroom and en suite.

EXTERNAL FEATURES

- Landscaped front garden with feature planting.
- Turf to rear garden with an area of patio.
- External tap provided.
- Garage to have electronically operated 'up and over' door with remote control, 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, gas and drainage.
- BT Fibre Broadband speed up to 300mb (Subject to connection and subscription).

GUARANTEES

- All the homes come with a ten-year LABC warranty.

TENURE

- Freehold. PEA = B

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The Barnham
4 bedroom detached home

Home **16**

NB. Please note homes 1 – 9 are affordable homes.



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