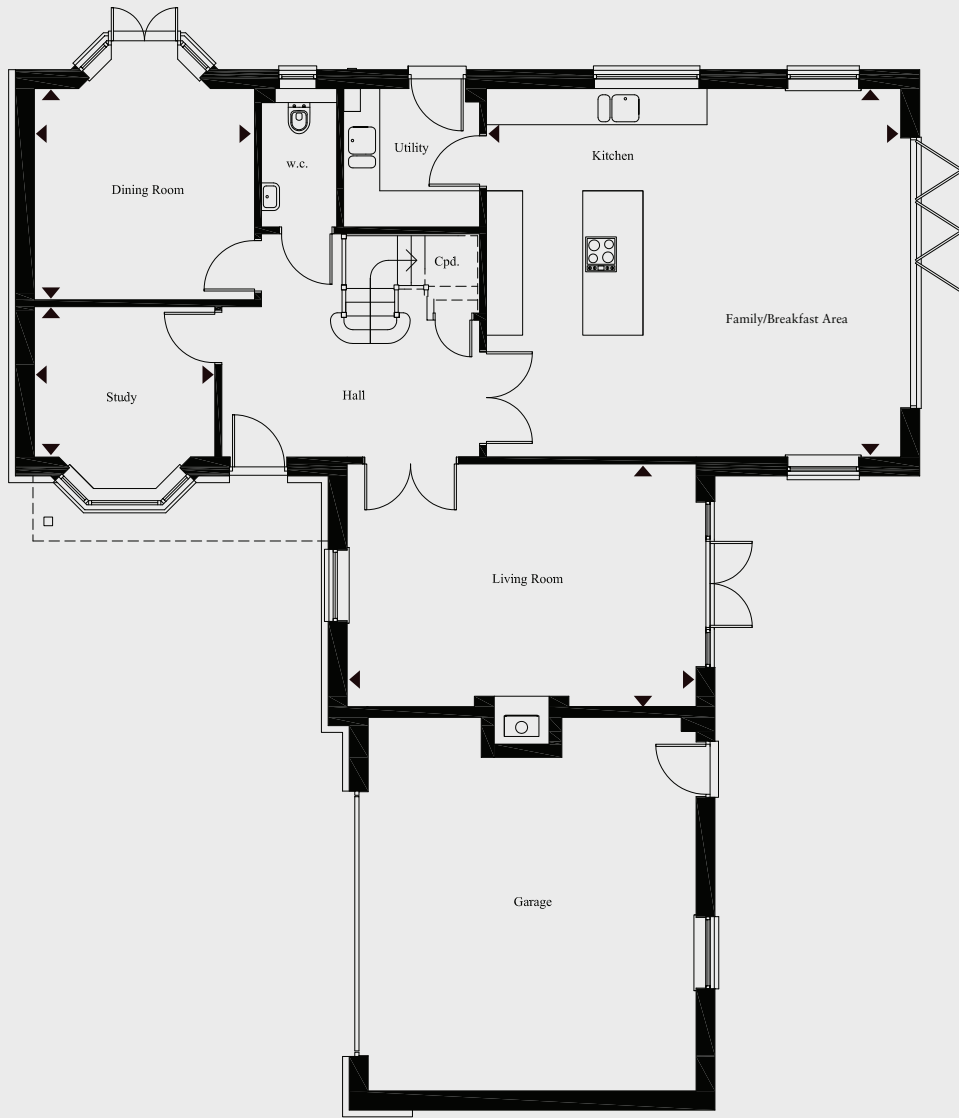




A computer generated image

# HOME 14



### GROUND FLOOR

Kitchen/Breakfast/Family Room	22'7" x 20'1"	6885mm x 6125mm
Dining Room	12'0" x 11'6"	3660mm x 3510mm
Living Room	19'0" x 13'3"	5800mm x 4035mm
Study	9'10" x 8'2"	3000mm x 2500mm



### FIRST FLOOR

Master Bedroom	15'4" x 13'2"	4683mm x 4010mm
Bedroom 2	17'11" x 9'6"	5450mm x 2893mm
Bedroom 3	13'0" x 11'3"	3964mm x 3420mm
Bedroom 4	12'0" x 11'6"	3660mm x 3510mm
Bedroom 5	12'0" x 8'2"	3660mm x 2500mm



Typical Millwood Interior

### Kitchen features

- The kitchen is equipped with a comprehensive range of wall and floor cabinets with quartz worktops, up stands and stainless steel splash back.
- Stainless steel under mounted sink with chrome fittings.
- Fully integrated appliances to include a 5 ring induction hob, 2 single electric ovens, extractor hood, microwave oven, wine cooler, full height fridge, full height 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 surfaces, stainless steel sink and drainer and space for a washing machine and tumble dryer.

### Bathroom, en suites & cloakroom

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

### Electrical and multimedia

- Polished chrome switch plates and sockets throughout.
- Recessed 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, via radiators with thermostatic controls, is provided in conjunction with a pressurised hot water cylinder.

### Peace of mind

- An alarm system is provided with PIRs plus panic button to master bedroom.
- Double glazed PVCu 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

- Vertical five panel moulded 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 provided to the breakfast/family area.
- French doors provided to the rear of the dining room and living room.
- White painted softwood staircase with oak handrail.
- Wood burning stove provided to the living room.
- Sliding mirror fronted wardrobes fitted 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.
- Rear garden is provided with top soil and an area of patio.
- External tap provided.
- Garage has electronically operated 'up and over' door, 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

- Electricity, gas and mains drainage.
- Solar Photovoltaic panels provide the property with electricity (day light hours only).

### Guarantees

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

### Tenure

- Freehold.

PEA = B

This brochure has been produced for your guidance only. Whilst every care has been taken, its accuracy cannot be guaranteed. Millwood Designer Homes Ltd reserves the right to change the specification without prior notice. The photographs shown within this brochure are indicative of the quality of a Millwood Designer home and do not necessarily relate to the housetypes. \*Internal photography of typical Millwood Designer Homes interiors.



Typical Millwood Interior



An exciting development of 32 houses comprising a mix of terraced, semi-detached and detached homes and the conversion of an Oast House into a pair of semi-detached homes.

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