



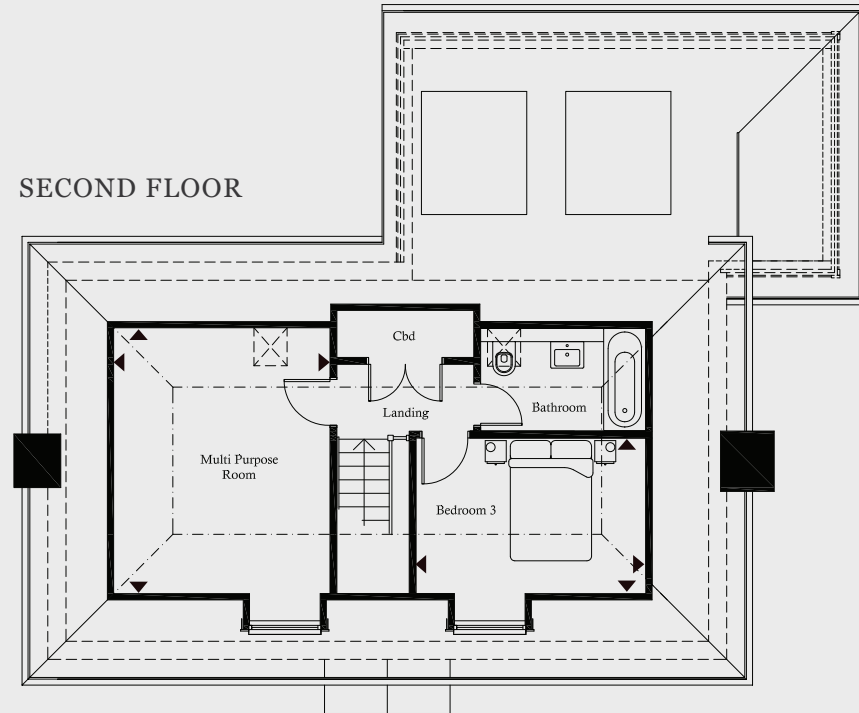
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HOME 15

FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



GROUND FLOOR

Kitchen/Breakfast/Family Room	20'9" x 16'1"	6327mm* x 4900mm*
Dining Room	12'5" x 11'1"	3775mm x 3375mm
Living Room	19'7" x 14'4"	5975mm x 4375mm

FIRST FLOOR

Master Bedroom	13'6" x 12'5"	4125mm x 3775mm
Bedroom 2	12'0" x 9'11"	3660mm x 3025mm
Bedroom 4	10'10" x 9'4"	3303mm x 2835mm

SECOND FLOOR

Bedroom 3	12'6" x 8'6"	3819mm x 2586mm
Multi Purpose Room	14'6" x 11'10"	4419mm x 3597mm

*maximum



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.

Bathrooms, en suite & cloakroom

- Contemporary white suites with chrome fittings.
- Cabinetry to the first floor bathroom, master en suite and cloakroom.
- Heated chrome towel rail provided to the bathrooms and en suite.
- Mirror and shaver socket provided to the bathrooms and en suite.
- Ceramic wall and floor tiles to the bathrooms, en suite 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 living room.
- White painted softwood staircase with oak handrail.
- Wood burning stove provided to the living room and stone surround with gas fire to dining room.
- Sliding mirror fronted wardrobe with shelf and hanging space provided in bedroom 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

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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.

Hook Green Road, Southfleet, Kent Sat Nav: DA13 9NH



MILLWOOD
designer homes limited

T: 01474 230160 E: thevale@mdh.uk.com
www.millwooddesignerhomes.co.uk