

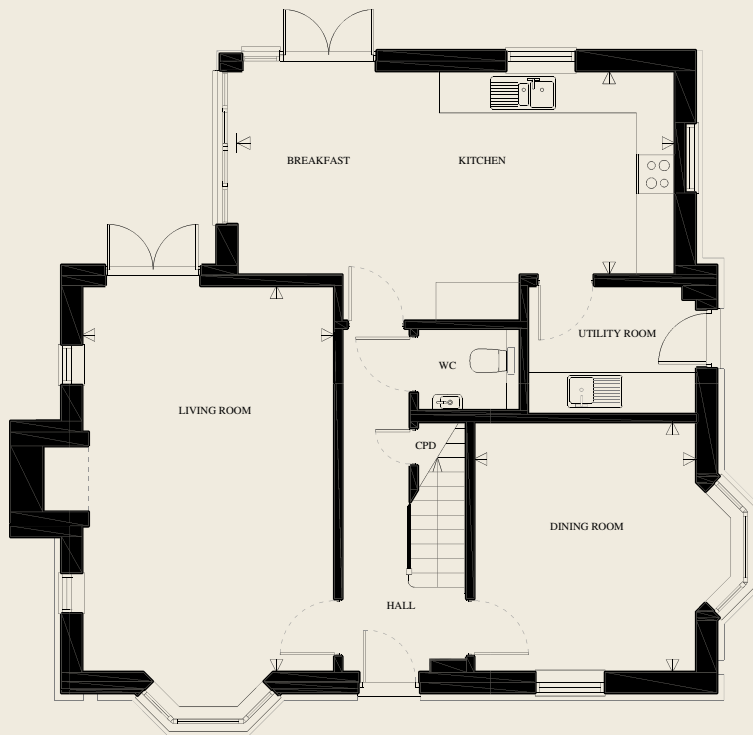


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LAVENDER LODGE - PLOT 1

GROUND FLOOR

Kitchen/Breakfast Room	22' 3" x 10' 4"	6770mm x 3150mm
Dining Room	11' 3" x 12' 9"	3440mm x 3880mm
Living Room	12' 10" x 19' 7"	3910mm x 5980mm



FIRST FLOOR

Master Bedroom	11' 3" x 13' 4"	3440mm x 4070mm
Bedroom 2	13' 1" x 10' 4"	4000mm x 3160mm
Bedroom 3	12' 8" x 9' 6"	3850mm x 2890mm
Bedroom 4	9' 9" x 9' 9"	2980mm x 2980mm





Typical Millwood Interior

Kitchen features

- The kitchen is equipped with a comprehensive range of wall and floor cabinets with Silestone/Quartz worktops, up stand and splash back.
- Fully integrated appliances to include a 4 ring induction hob, single electric oven, extractor, combi microwave oven, fridge/freezer and dishwasher.
- 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.
- Ceramic floor tiles provided to the kitchen/breakfast room and utility.

Bathroom, en suites and cloakroom

- Contemporary white suites with chrome fittings.
- Cabinetry to cloakroom and master en suite.
- Heated white 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

- White 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 and 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

- 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 kitchen/breakfast room, dining room and living room.
- French doors provided to the rear of the kitchen/breakfast room and living room.
- Inglenook fireplace with woodburning stove provided in 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.

External features

- Landscaped front garden with feature planting.
- Rear garden is provided with top soil and an area of patio.
- External tap provided.
- Garage to have manual opening door.
- Underground standalone rainwater harvesting for garden water only.

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, LPG gas and mains drainage.

Guarantees

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

Tenure

- Freehold.

PEA = C

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Typical Millwood Interior





An exciting development of 39 homes comprising a grand manor house divided into luxury apartments, opulent farm and oast houses, as well as traditionally-inspired semi and detached homes, each with exquisite attention to detail and a meticulous finish.

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