

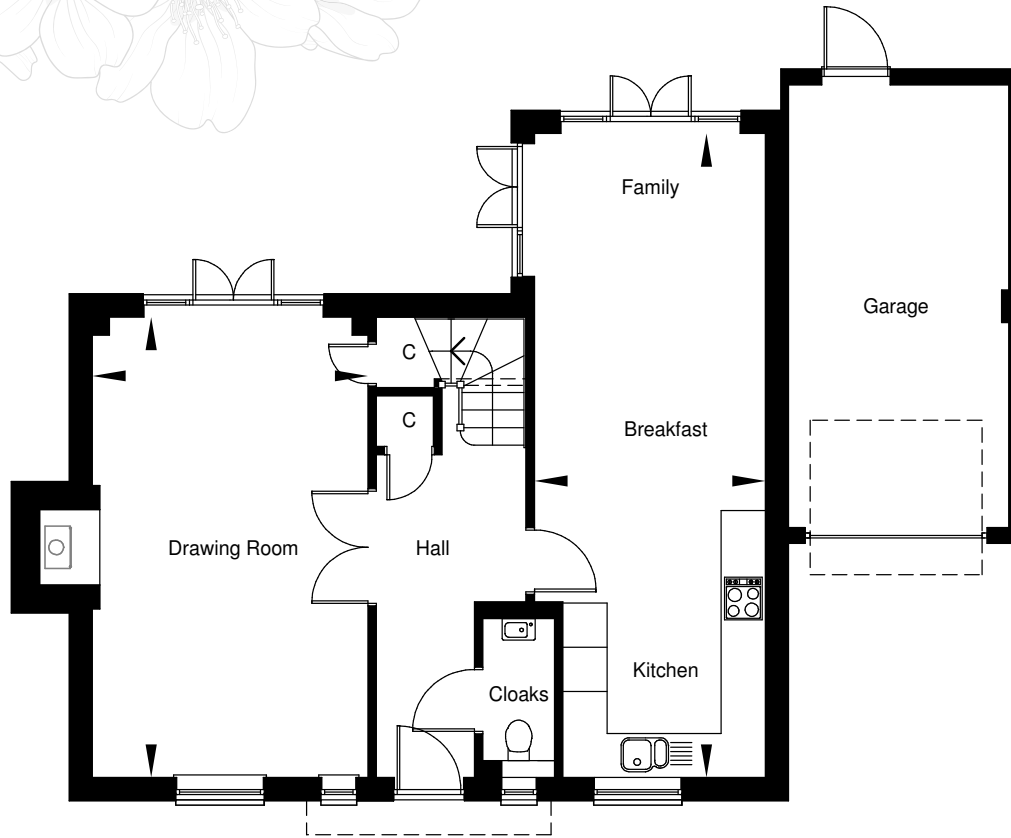
CHERRY TREE LANE

The Somerley

Home 2

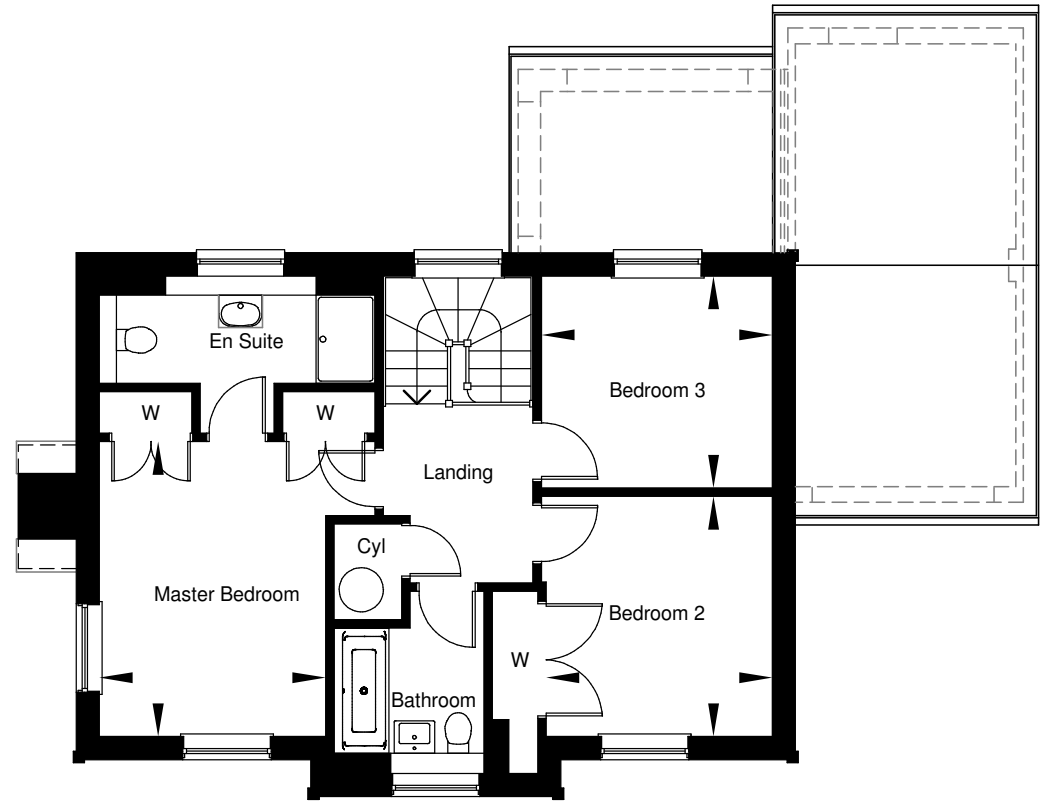


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### GROUND FLOOR

Drawing Room	6261mm x 3747mm	20'6" x 12'3"
Kitchen / Breakfast / Family Room	8756mm x 3140mm	28'8" x 10'3"



### FIRST FLOOR

Master Bedroom	4010mm x 3075mm	13'1" x 10'1"
Bedroom 2	3264mm x 3075mm	10'8" x 10'1"
Bedroom 3	3140mm x 2882mm	10'3" x 9'5"

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



## KITCHEN FEATURES

- The kitchen is equipped with a range of wall and floor cabinets with laminate worktops and upstands, full height behind hob.
- Fully integrated appliances to include a 4 ring induction hob, single electric oven, extractor, combi microwave oven, fridge/freezer, dishwasher and washer/dryer.

## BATHROOM, EN SUITE AND CLOAKROOM

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

## ELECTRICAL AND MULTIMEDIA

- White switch plates and sockets throughout.
- Recessed down lighters or pendant 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).
- CAT6 cabling from master BT point (understairs cupboard) to TV position in the drawing 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

- 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 and drawing room.
- French doors provided to the rear of kitchen/breakfast/family room and drawing room.
- White painted softwood staircase with oak handrail.
- Brick fireplace with bressumer beam and wood burning stove provided to the drawing room.
- Shelf and hanging space provided to wardrobe(s) in master bedroom and bedroom 2.
- All internal joinery will consist of attractive skirtings and architraves finished in a white gloss.
- Karndean flooring fitted to kitchen/breakfast/family room, hallway, cloakroom, bathroom and en suite.

## EXTERNAL FEATURES

- Landscaped front garden with feature planting.
- Landscaped rear garden with an area of patio.
- External tap provided.
- Garage to have manual opening door with 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 pumped foul water drainage.
- BT Fibre Broadband speed up to 300mb (subject to connection and subscription).

## GUARANTEES

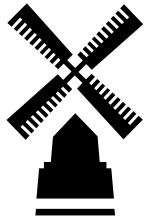
- All the homes come with a ten-year LABC warranty.

## TENURE

- Freehold.

PEA = B





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