



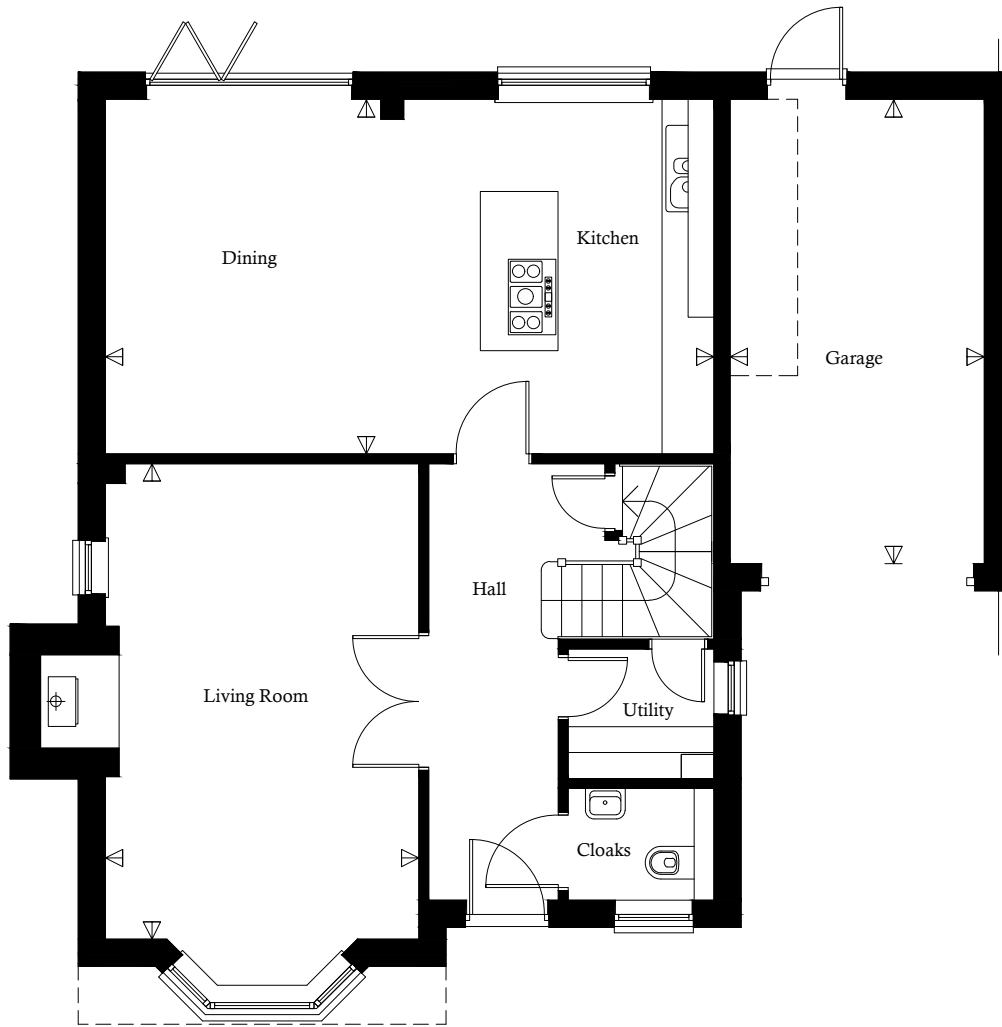
POLO FIELD

THE ASHCOMBE

HOME 4

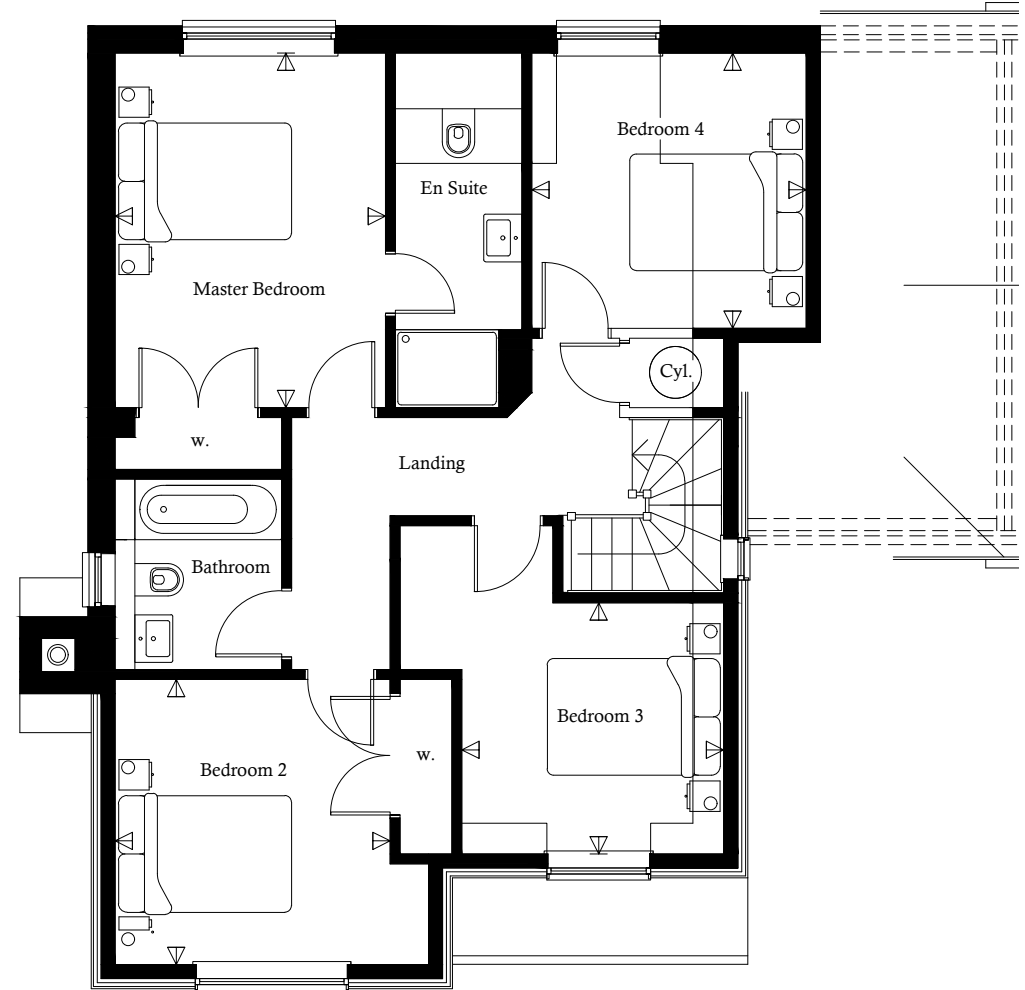


Computer generated image



GROUND FLOOR

Living Room	3630mm x 5500mm	11'11" x 18'1"
Kitchen/Dining Room	7040mm x 4100mm	23'1" x 13'5"
Garage	2940mm x 5370mm	9'8" x 17'7"



FIRST FLOOR

Master Bedroom	3130mm x 4100mm	10'3" x 13'5"
Bedroom 2	3180mm x 3300mm	10'5" x 10'10"
Bedroom 3	3030mm x 2900mm	9'11" x 9'6"
Bedroom 4	3170mm x 3190mm	10'5" x 10'6"



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



Computer generated image



Typical Millwood interior

KITCHEN FEATURES

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

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).
- CAT6 cabling from master BT point (under stairs 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

- 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/dining room and living room.
- Bi-fold doors provided to the kitchen/dining 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 master bedroom and bedroom 2.
- All internal joinery will consist of attractive skirtings and architraves finished in a white gloss.

- Kardean flooring fitted to the hallway, kitchen/dining room, utility and cloakroom.

EXTERNAL FEATURES

- Landscaped front garden with feature planting.
- Top soil to 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 drainage

GUARANTEES

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

TENURE

- Freehold.

PEA = B





LITTLEBOURNE ROAD

Computer generated image



POLO FIELD

LITTLEBOURNE ROAD,
CANTERBURY, KENT

An exclusive collection of 18 three,
four & five bedroom homes

Sat Nav: CT3 4AF

T: 01227 490227
E: polofield@mdh.uk.com
www.millwooddesignerhomes.co.uk



MILLWOOD

designer homes limited