



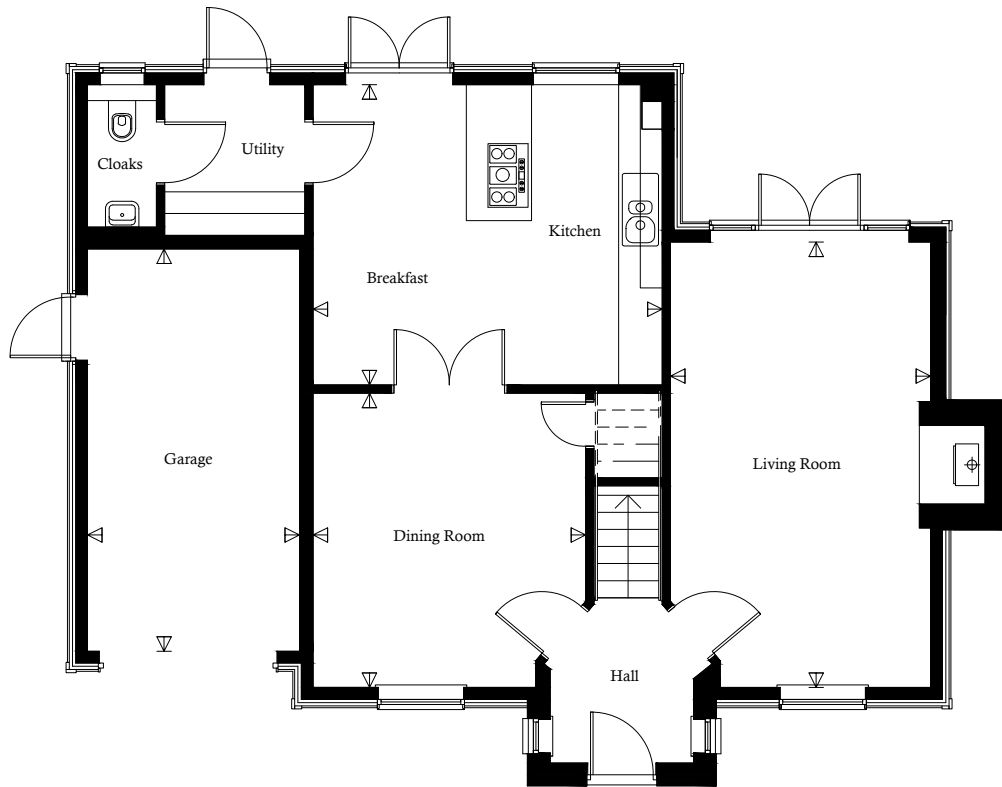
POLO FIELD

THE TODDINGTON

HOME 1

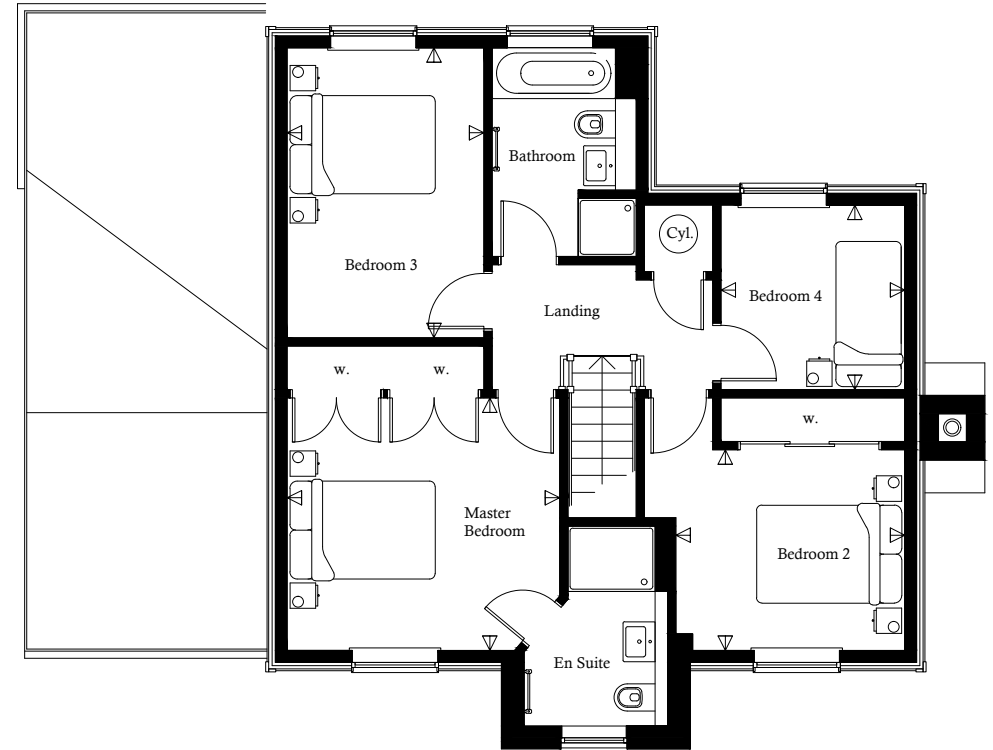


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GROUND FLOOR

Kitchen/Breakfast Room	4810mm x 4140mm	15'9" x 13'7"
Dining Room	3760mm x 4060mm	12'4" x 13'4"
Living Room	3590mm x 6140mm	11'9" x 20'2"
Garage	2920mm x 5540mm	9'7" x 18'2"



FIRST FLOOR

Master Bedroom	3760mm x 3480mm	12'4" x 11'5"
Bedroom 2	3150mm x 2770mm	10'4" x 9'1"
Bedroom 3	2710mm x 4000mm	8'11" x 13'1"
Bedroom 4	2530mm x 2540mm	8'4" x 8'4"





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/breakfast room, living room and dining room.
- French doors provided to the rear of the living room and kitchen/breakfast 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.

- 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.
- Kardean flooring fitted to the hallway, dining room, kitchen/breakfast 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

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four & five bedroom homes

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