



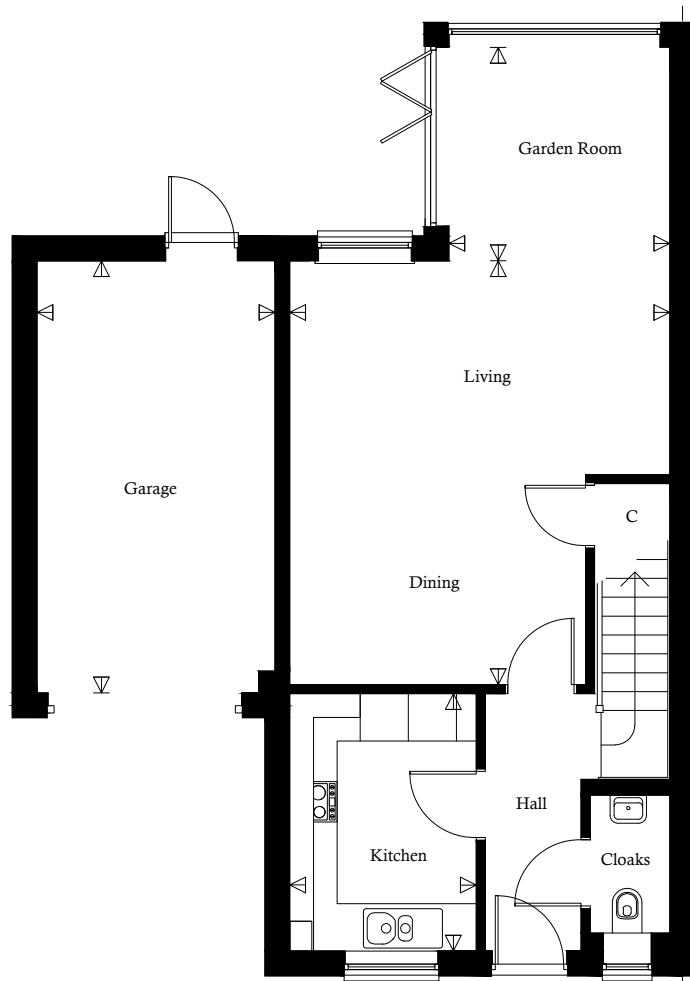
POLO FIELD

THE WIMBLEHURST

HOMES 2 & 3

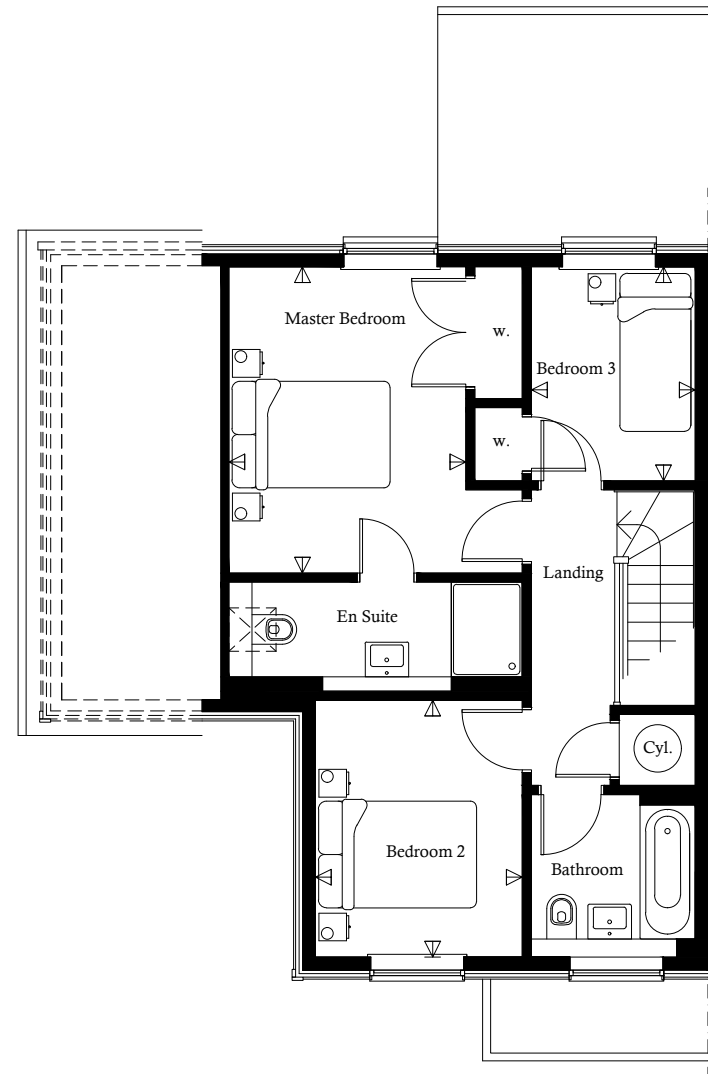


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GROUND FLOOR

Living/Dining Room	4810mm x 5370mm	15'9" x 17'7"
Garden Room	2800mm x 2700mm	9'2" x 8'10"
Kitchen	2360mm x 3260mm	7'9" x 10'8"
Garage	3010mm x 5480mm	9'11" x 18'0"



FIRST FLOOR

Master Bedroom	3000mm x 3880mm	9'10" x 12'9"
Bedroom 2	2620mm x 3260mm	8'7" x 10'8"
Bedroom 3	2080mm x 2710mm	6'10" x 8'11"





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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 a 4 ring induction hob, extractor, single electric oven with grill, combi microwave oven, fridge/freezer, washer/dryer and dishwasher.

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 and living/dining room.
- Bi-fold doors provided to the garden room.
- White painted softwood staircase with oak handrail.
- Shelf and hanging space provided to wardrobe in master bedroom and bedroom 3.

- All internal joinery will consist of attractive skirtings and architraves finished in a white gloss.
- Karndean flooring fitted to the hallway, kitchen 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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POLO FIELD

LITTLEBOURNE ROAD,
CANTERBURY, KENT

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four & five bedroom homes

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