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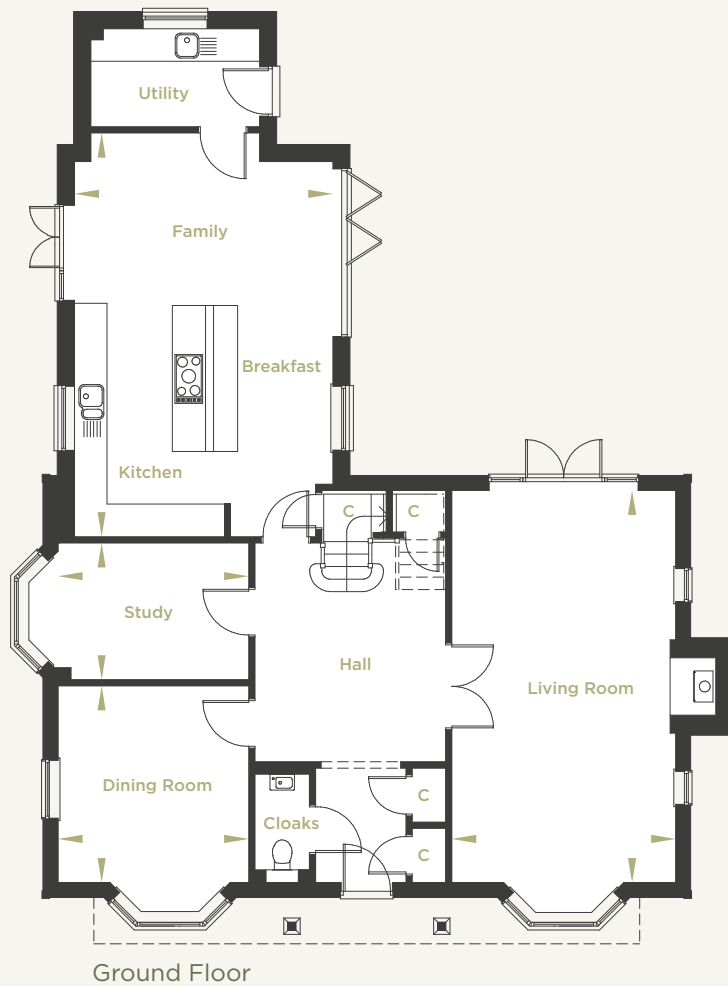
# The Upperberry

5 bedroom detached home

Home: 17



HAWTHORNDEN



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5 bedroom detached home

## Ground Floor

**Living Room**  
7201mm x 4111mm (23'7" x 13'5")

**Kitchen / Breakfast / Family**  
7415mm x 4746mm (24'4" x 15'6")

**Dining Room**  
3611mm x 3501mm (11'10" x 11'5")

**Study**  
3501mm x 2511mm (11'5" x 8'2")

## First Floor

**Master Bedroom**  
4200mm x 4111mm (13'9" x 13'5")

**Bedroom 2**  
4140mm x 3597mm (13'7" x 11'9")

**Bedroom 3**  
4746mm x 2789mm (15'6" x 9'1")

**Bedroom 4**  
4111mm x 2886mm (13'5" x 9'5")

**Bedroom 5**  
3452mm x 2308mm (11'4" x 7'6")

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

# Specification



## KITCHEN FEATURES

- The kitchen is equipped with a range of wall and floor cabinets with Stone worktops, up stand and splash back.
- Fully integrated appliances to include an induction hob with extractor, single electric oven with grill, single oven with microwave function, full height fridge, wine cooler, full height freezer and dishwasher.
- Utility is provided with a range of base units, laminate work surface, stainless steel sink and drainer with space for freestanding washing machine and tumble dryer.

## BATHROOM, EN SUITES AND CLOAKROOM

- Contemporary white suites with chrome fittings.
- Cabinetry to cloakroom, bathroom and en suite 1.
- Heated chrome towel rail to bathroom and en suites.
- Mirror and shaver socket to bathroom and en suites.
- Ceramic wall tiles to bathroom, en suites and cloakroom.

## ELECTRICAL AND MULTIMEDIA

- Chrome switch plates and sockets throughout.
- Recessed down lights or pendant lighting to all rooms.
- TV and BT points 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, master bedroom and study 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.
- Provision for future car charging station with a termination point or blanking plate labelled 'EV ready' within the garage (charging unit to be installed by the occupier if and when required).

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## 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

- An alarm system is provided to ground floor and landing with panic button to hallway and bed 1.
- 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, living room and dining room.
- French doors provided to the rear of the living room and the kitchen/breakfast/family room.
- Aluminium bi-fold doors provided to the kitchen/breakfast/family 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(s) in the master bedroom, bedroom 2 and 3.

- All internal joinery will consist of attractive skirtings and architraves finished in a white gloss.
- Amtico flooring plank style fitted to the kitchen/breakfast/family room, utility, hallway, cloakroom, bathroom and en suites.

## EXTERNAL FEATURES

- Landscaped front garden with feature planting.
- Turf to rear garden with an area of patio.
- External tap provided.
- Garage to have electronically operated 'up and over' door with remote control, 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 drainage.
- BT Fibre Broadband speed up to 300mb (Subject to connection and subscription).
- PV panels provides Solar energy to your home via Viridian Solar Clearline Fusion system generating energy saving opportunities (daylight hours only and weather dependant).

## GUARANTEES

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

## TENURE

- Freehold. PEA = B

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# HAWTHORNDEN



Hawthornden is a new development of 30 luxurious terraced, semi-detached and detached homes, ranging from three to five bedrooms.

**The Upperberry**  
5 bedroom detached home

Home **17**

NB. Homes 1-9 & 28-30 are not for open market sale.

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