



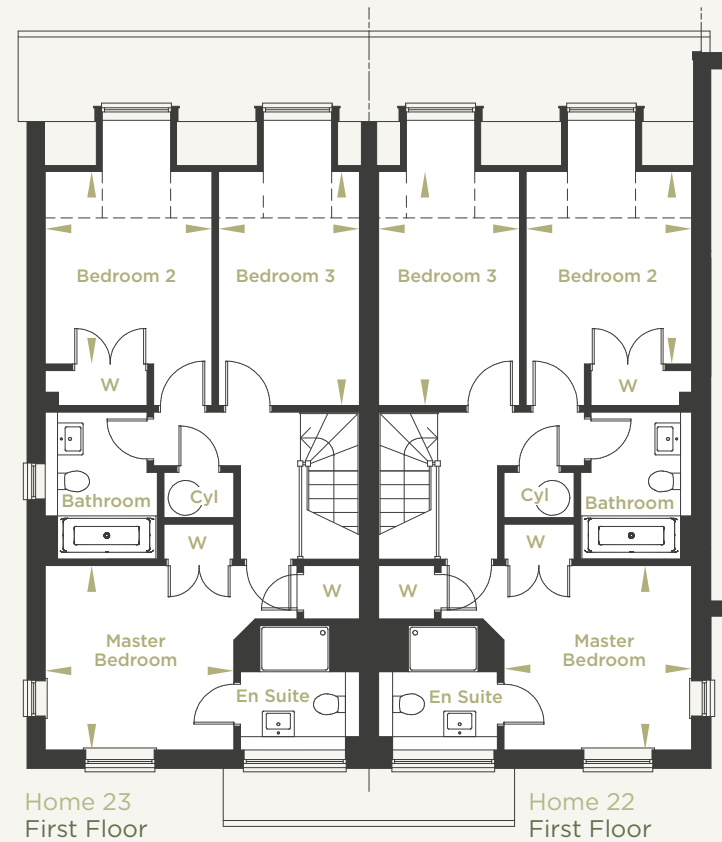
The Bluebell

3 bedroom mid-terrace and end-of-terrace homes

Homes: 22 & 23



HAWTHORNDEN



The Bluebell

3 bedroom mid-terrace
and end-of-terrace homes

Ground Floor

Living Room
5393mm x 4242mm (17'8" x 13'11")

Kitchen / Dining
5820mm x 3231mm (19'1" x 10'7")

First Floor

Master Bedroom
3231mm x 3175mm (10'7" x 10'5")

Bedroom 2
3317mm x 2853mm (10'10" x 9'4")

Bedroom 3
4031mm x 2426mm (13'2" x 7'11")

*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 comprehensive range of wall and floor cabinets with laminate worktops, up stands and splash back.
- Fully integrated appliances to include a 4-ring induction hob, single electric oven, extractor, combi microwave oven, fridge/freezer, and dishwasher.
- Utility cupboard is provided with a laminate work surface with space for freestanding washing machine and condenser dryer.

BATHROOM, EN SUITE AND CLOAKROOM

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

ELECTRICAL AND MULTIMEDIA

- White switch plates and sockets throughout.
- Recessed down lights or pendant lighting 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.
- 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).

CENTRAL HEATING AND HOT WATER

- An efficient combination boiler controls both the hot water and central heating system, via radiators with thermostatic controls.

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.
- Aluminium bi-fold doors provided to the living room.
- White painted softwood staircase with oak handrail.
- 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.
- Amtico flooring plank style fitted to the kitchen/dining room, cloakroom, hallway, bathroom and en suite.

EXTERNAL FEATURES

- Landscaped front garden with feature planting.
- Turf to rear garden with an area of patio.
- External tap provided.
- Single garage to have manual opening door, 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.

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Homes **22 23**

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

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