



THE BRAMBLETON

HOME 4



THE BRAMBLETON - SPECIFICATION



KITCHEN FEATURES

- The kitchen is equipped with a range of wall and floor cabinets with laminate worktops, up stand and splash back.
- Fully integrated appliances to include a 5-zone induction hob, extractor, single electric oven with grill, combi microwave oven, full height fridge, full height freezer, wine cooler and dishwasher.
- Utility is provided with a range of wall and 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 provided to the bathroom and en suites.
- Mirror and shaver socket provided to the bathroom and en suites.
- Ceramic wall tiles to the bathroom, en suites and cloakroom.

ELECTRICAL AND MULTIMEDIA

- Chrome switch plates and sockets throughout.
- Double socket with USB inserts to be included in kitchen area.
- 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, bedroom 1 and study to allow for hard wired internet access to these locations only. Other locations to rely on wireless internet access (subscription not included).
- 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).
- 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

- An alarm system is provided to ground floor and landing.
- 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.
- French doors provided to the rear of the living room.
- Aluminium 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.
- All Internal walls finished in white paint.
- Sliding wardrobe doors with shelf and hanging space provided to bedroom 1 and bedroom 2.
- All internal joinery will consist of attractive skirtings and architraves finished in a white gloss.
- Amtico flooring fitted plank style to the kitchen/dining 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 drainage.
- BT Fibre Broadband speed up to 300mb (Subject to connection and subscription).
- PV panels provide 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 NHBC warranty.

TENURE

- Freehold. PEA = B

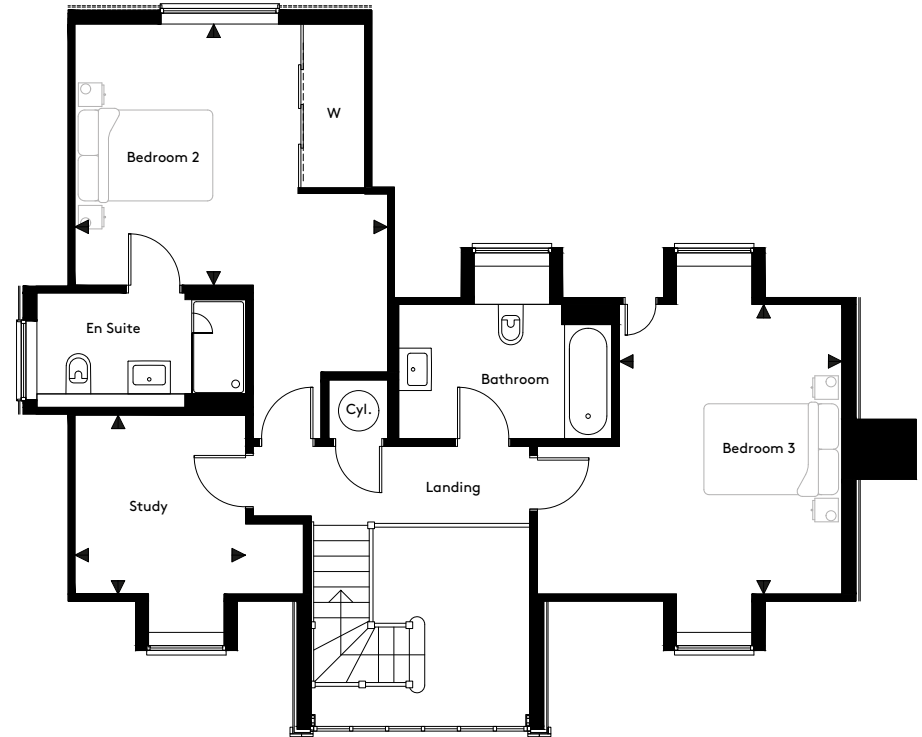
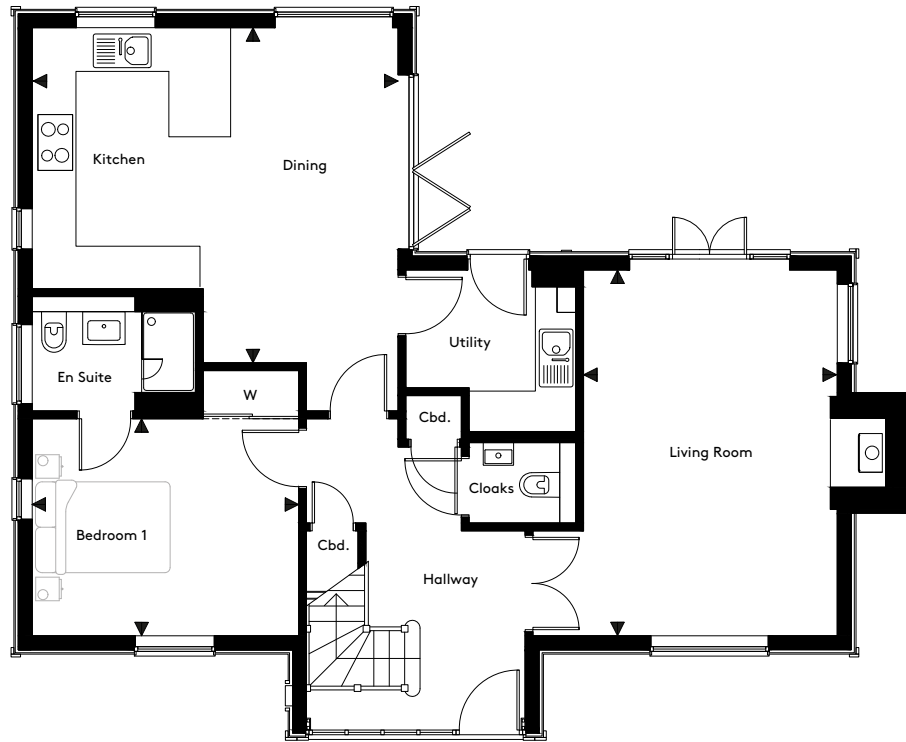


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The photographs shown within this brochure are indicative of the quality of a Millwood Designer Home and do not necessarily relate to the house types.

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3 BEDROOM DETACHED



GROUND FLOOR

Kitchen/Dining

5.42m x 4.98m
17'9" x 16'4"

Living

3.76m x 5.43m
12'4" x 17'9"

Bedroom 1

3.96m x 3.22m
12'11" x 10'6"

FIRST FLOOR

Study

2.53m x 2.66m
8'3" x 8'8"

Bedroom 2

4.65m x 3.88m
15'3" x 12'8"

Bedroom 3

3.30m x 4.30m
10'9" x 14'1"



MILLWOOD
designer homes limited

Part of Places for People



4 THE BRAMBLETON
3 bedroom detached



Hartenoak Meadows is a charming, rural development that comprises of 18 private houses, ranging from two to five bedrooms.

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