



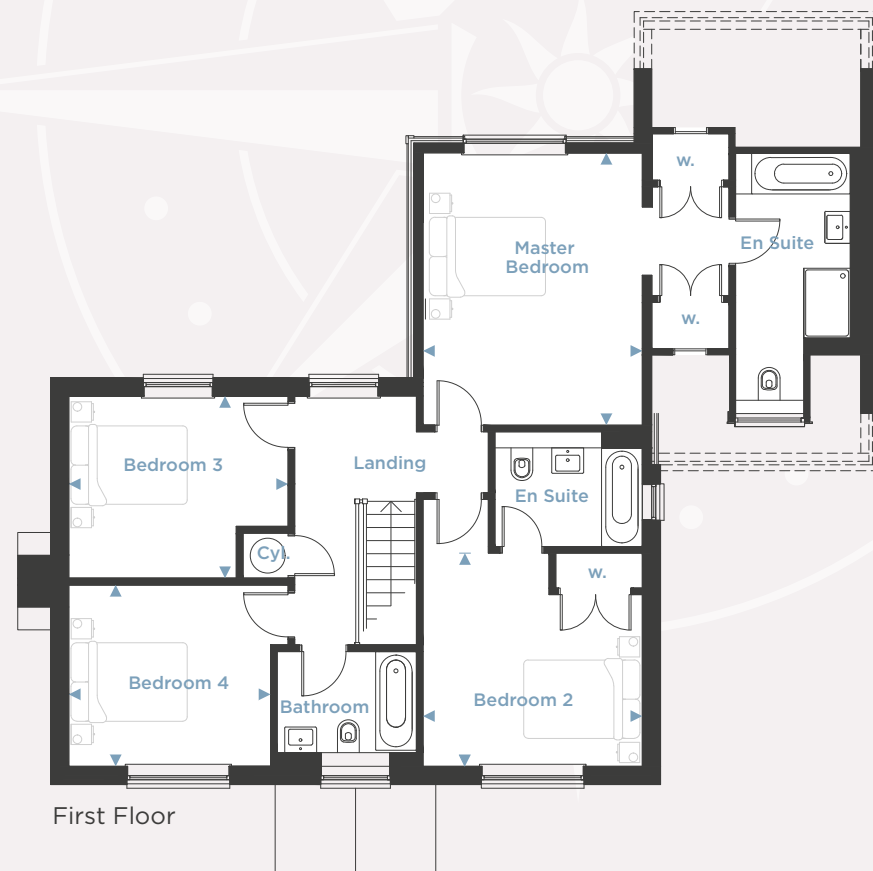
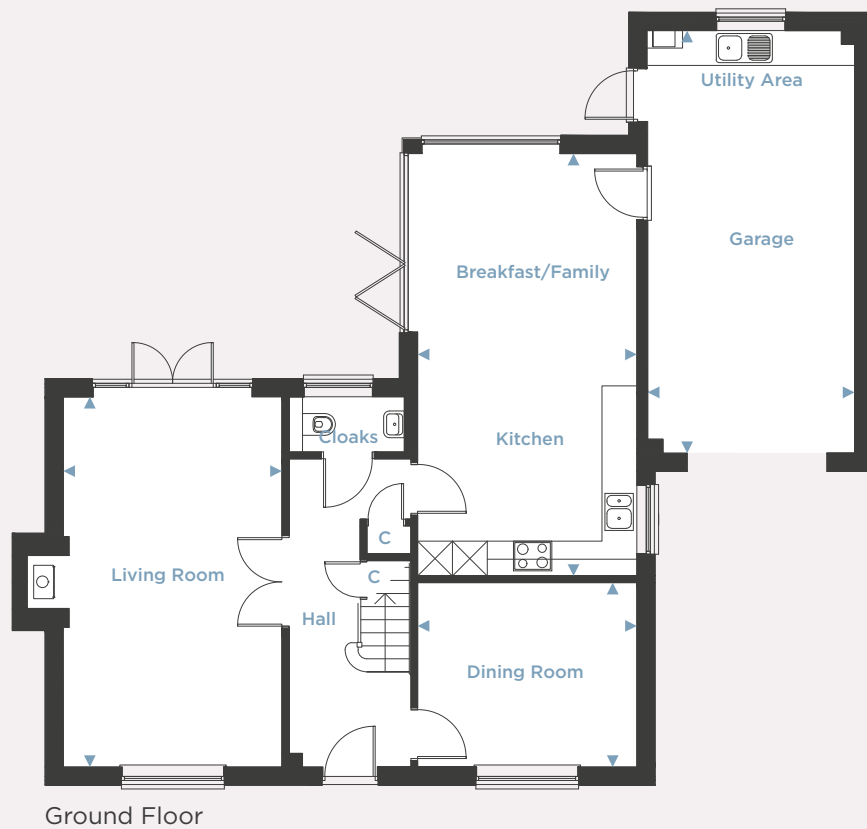
The Clairmont

4 bedroom detached home

Home: 20



BAKERS FIELD



The Clairmont

4 bedroom detached home

Ground Floor

Kitchen/Breakfast/Family Room

3.78m x 7.28m (12'5" x 23'11")

Living Room

3.77m x 6.38m (12'4" x 20'11")

Dining Room

3.78m x 3.18m (12'5" x 10'5")

Garage

3.56m x 7.28m (11'8" x 23'11")

First Floor

Master Bedroom

3.78m x 4.69m (12'5" x 15'5")

Bedroom 2

3.78m x 3.67m (12'5" x 12'0")

Bedroom 3

3.78m x 3.14m (12'5" x 10'3")

Bedroom 4

3.48m x 3.13m (11'5" x 10'3")

*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, splash back and up stand.
- Fully integrated appliances to include an induction hob, extractor, single electric oven with grill, single oven with microwave function, full height fridge/freezer and dishwasher.
- Utility area 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 provided to the bathroom and en suites.
- Mirror and shaver socket provided to the 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 are provided to selected rooms with a provision for Sky plus HD (box, dish and subscription not included).
- CAT6 cabling from master BT point (understairs 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

- An alarm system is provided to ground floor and landing with PIRs.
- 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.
- 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 in the

master bedroom and bedroom 2.

- All internal joinery will consist of attractive skirtings and architraves finished in a white gloss.
- Karndean flooring fitted to the kitchen/breakfast/family room, 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).

GUARANTEES

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

TENURE

- Freehold. PEA = B

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The Clairmont
4 bedroom detached home

Home **20**



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NB. Please note homes 1 – 9 are affordable homes.