



The Lenham

4 bedroom detached home

Homes: 13 & 23



BAKERS FIELD



Ground Floor



First Floor

The Lenham

4 bedroom detached home

Ground Floor

Kitchen/Breakfast Room
5.80m x 4.84m (19'0" x 15'10")

Living Room
3.63m x 5.99m (11'11" x 19'8")

Dining Room
2.89m x 3.58m (9'6" x 11'9")

Study
2.88m x 2.30m (9'5" x 7'6")

Utility Room
2.17m x 1.66m (7'1" x 5'5")

First Floor

Master Bedroom
3.63m x 3.68m (11'11" x 12'1")

Bedroom 2
3.47m x 3.08m (11'5" x 10'1")

Bedroom 3
2.89m x 3.53m (9'6" x 11'7")

Bedroom 4
2.89m x 2.33m (9'6" x 7'8")

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

Specification

Image right: This is a computer generated image of home 23 and is for reference/guidance only, for full external materials please ask one of our sales team.



KITCHEN FEATURES

- The kitchen is equipped with a range of wall and floor cabinets with stone worktops and up stand.
- Fully integrated appliances to include an induction hob with extractor, single electric oven with grill, single oven with microwave function, full height fridge/freezer and dishwasher.
- Utility room 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, 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.

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 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 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 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).

GUARANTEES

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

TENURE

- Freehold.

PEA = B

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BAKERS FIELD

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The Lenham
4 bedroom
detached home

Homes **13 23**

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