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THE GORING

HOME 18



THE GORING - 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 condenser 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/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/family 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 attractive skirtings and architraves finished in a white gloss.
- Amtico flooring fitted plank style to the kitchen/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 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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4 BEDROOM DETACHED



GROUND FLOOR

Kitchen/Family	Living	Dining	Study
5.80m x 4.84m	3.63m x 6.44m	2.89m x 3.58m	2.89m x 2.30m
19'0" x 15'10"	11'10" x 21'1"	9'5" x 11'8"	9'5" x 7'6"

FIRST FLOOR

Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4
3.63m x 3.68m	4.48m x 3.51m	2.89m x 3.54m	2.89m x 2.34m
11'10" x 12'0"	14'8" x 11'6"	9'5" x 11'7"	9'5" x 7'8"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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4 bedroom detached