



The Langford



A fabulous 3 bedroom townhouse style home. The ground floor consists of a generous and extremely well equipped kitchen/dining room, sitting room with bay window, and a downstairs WC. On the first floor there are 2 bedrooms and a family bathroom, with a spacious master bedroom and ensuite bathroom on the second floor.

Ground Floor

- Sitting Room 4.95m into bay x 3.12m
16'7" into bay x 10'2"
- Kitchen 4.94m x 3.48m
16'2" x 11'4"
- WC

First Floor

- Bedroom 2 5.17m x 3.48m
16'9" x 11'4"
- Bedroom 3 3.07m x 3.20m
10'0" x 10'5"
- Family bathroom

Second Floor

- Bedroom 1 6.00m x 3.93m narrowing to 2.88m
19'6" x 12'9" narrowing to 9'4"
- Ensuite



Please Note - The dimensions are taken from construction drawings and may vary slightly during the course of construction. We will use our best endeavours to check the dimensions once the property is complete. Also, the bathroom and kitchen layouts are indicative for the brochure. Please ask the sales consultant for detailed drawings.



The Langford - Quality & Style

Kitchens

- Choice of JT Ellis Contemporary flat fronted handle free doors in a range of matt and wood effect finish with soft close hinges.
- Abode sink and mixer tap.
- Silestone worktops with upstand.

Appliances

- Ceiling extractor hood.
- Bosch 60cm black integrated microwave.
- Bosch 60cm black single oven.
- Bosch 60cm induction hob.
- Bosch 60cm integrated dishwasher.
- Bosch Integrated tall fridge/freezer.
- Bosch Integrated washing machine.
- Integrated tumble dryer.

Sanitary ware

- WC – Roca low level WC with wall mounted wash hand basin.
- Ensuite – Low profile shower tray with Hansgrohe multi-function slider rail shower. Low level WC with soft close seat and Roca wash hand basin. Electric chrome heated towel rail. Illuminated mirror (where possible).
- Family Bathroom – White Roca suite, contemporary style Hansgrohe taps, concealed thermostatic shower valve and multi-function slide rail shower. Lakes shower screen, illuminated white bath panel. Low level WC with soft close seat, fitted, illuminated mirror (where possible) and heated towel rail.

Décor

All walls and ceiling painted in Crown matt white. Skirting boards, architrave and 6 panelled moulded smooth internal doors, painted in Crown acrylic satin wood white, with polished chrome leaver handles and hinges.

Wardrobes

Wardrobes to main bedroom with shelf and hanging rail.

Heating

- Dual zone gas central heating with Ideal Logic System S wall mounted boiler, with white wall hung thermostatically controlled radiators. Electric chrome heated towel rails to bathroom and ensuites.
- Nest controller for smart phone operation.

Electrical Specification

- White inset LED spotlights to; entrance hall, WC, kitchen, landings, bathroom, and ensuites.
- Power and lighting to garage (if applicable).
- Outside lights to front and rear of the property.
- Outside power point.
- Euro plate multi-function outlet to sitting room.
- Mains wired smoke and carbon monoxide detectors.
- Pre-wired for BT Home Hub in Lounge.
- TV point to sitting room.
- BT points to sitting room and Study.
- Socket with USB charging points to bedroom 1 and kitchen.
- Loft light
- Shaver point to baths and ensuites if no illuminated mirror.
- Low energy pendant lighting to sitting room, dining areas and bedrooms.
- Doorbell.

Tiling

- Cloakroom - choice of Porcelanosa ceramic wall tiles full height behind WC; glass splashback to basin.
- Bathroom – choice of large format Porcelanosa ceramic wall tiles, with full height tiling around bath and feature tiling behind wash hand basin and WC.
- Ensuites – Bathroom – choice of large format Porcelanosa ceramic wall tiles, with full height tiling to shower cubicle and feature tiling behind wash hand basin and WC.

Flooring

- Choice of luxury vinyl flooring in either a stone or wood effect, to Entrance Hall, WC, Kitchen/Diner, Bathroom and Ensuite.
- Choice of Furlong, Elegance range carpets to sitting room, stairs, landing and bedrooms.

Outside

- Landscaped front gardens, rear gardens laid to lawn with patio area and enclosed by close boarded fencing. Garden gate.
- Outside tap, power point and lighting beside external doors.

*All choices are subject to the stage of construction.
The specification is a guide and some items may vary from time to time.*