



# The Clifton



*A lovely 4 bedroom detached three storey home. The ground floor consists of a fabulous, extremely well equipped kitchen/dining room, a feature sitting room with bay window, and downstairs WC. On the first floor there is a family bathroom and 3 bedrooms, one of which has an ensuite and dressing area. The spacious master bedroom on the second floor also has an ensuite bathroom.*

## **Ground Floor**

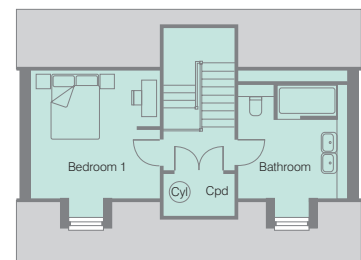
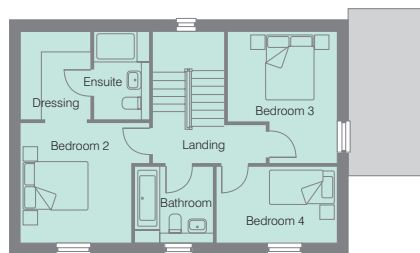
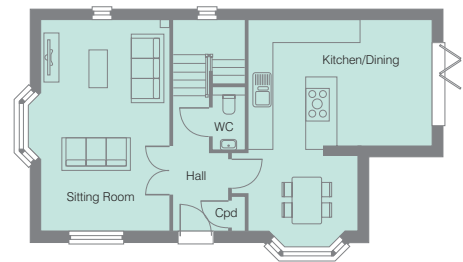
- Sitting Room 6.08m x 3.67m  
19'9" x 12'0"
- Kitchen/Dining 6.58m narrowing to 3.61m x 5.24m narrowing to 3.11m  
21'5" narrowing to 11'8" x 17'2" narrowing to 10'2"
- WC

## **First Floor**

- Bedroom 2 3.18m x 3.43m  
10'4" x 11'2"
- Ensuite
- Dressing Area 2.53m x 2.00m  
8'3" x 6'5"
- Bedroom 3 3.79m max x 3.14m  
12'4" max x 10'3"
- Bedroom 4 2.17m x 3.47m  
7'1" x 11'3"
- Family bathroom

## **Second Floor**

- Bedroom 1 3.70m x 3.67m  
12'1" x 12'0"
- 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 Clifton – Quality & Style

## Kitchens

- Choice of Paula Rosa Hamilton Range – flat fronted handle free contemporary doors in a range of gloss and wood effect finish.
- 1½ Bowl Carron sink with drainer to side and mixer Franke tap.
- Silestone worktops with upstand.

## Appliances

- Ceiling extractor hood.
- Bosch 60cm integrated microwave.
- Bosch 60cm single oven.
- Bosch 80cm ceramic hob.
- Bosch 60cm integrated dishwasher.
- Bosch Integrated tall fridge.
- Bosch Integrated tall freezer.
- Bosch Integrated washer/dryer.
- Caple 30cm wine cabinet.

## Sanitary ware

- WC – Roca low level WC with wall mounted wash hand basin.
- Ensuite – Low profile shower tray with Vado multi-function slider rail shower. Low level WC with soft close seat and Roca wash hand basin. Electric chrome heated towel rail.
- Family Bathroom – White Roca suite, contemporary style Vado taps, concealed thermostatic shower valve and multi-function slide rail shower. Merlyn shower screen, illuminated white bath panel and inset storage box under the wash hand basin. Low level WC with soft close seat, fitted mirror and electric chrome 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

Space Pro slide wardrobes to Bedroom 2 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

- Intruder alarm
- 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 and bedroom 1.
- Mains wired smoke and carbon monoxide detectors.
- Pre-wired for Sky Q.
- Pre-wired for BT Home Hub.
- Digital TV Aerial in loft.
- TV points to sitting room, kitchen, and all bedrooms/study.
- BT points to sitting room, kitchen, bedroom 1 and small bedroom/study.
- Socket with USB charging points to bedroom 1 and 2.
- Loft light
- Shaver point to both ensuites bedroom 1 and 2.
- Low energy pendant lighting to sitting room, and bedrooms.
- Doorbell.

## Tiling

- Large format 600mm x 600mm Porcelanosa ceramic floor tiles to entrance hall, WC & kitchen.
- Cloakroom - choice of Porcelanosa ceramic tiles full height behind WC; glass splashback to basin.
- Bathroom – choice of Porcelanosa ceramic tiles full height around bath, WC and wash hand basin.
- Ensuites – choice of Porcelanosa ceramic tiles, full height to shower cubical, WC and wash hand basin.

## Flooring

- Choice of Porcelanosa ceramic floor tiles to entrance hall, WC and kitchen.
- Choice of Regency Elegance Supreme collection carpets to sitting room, stairs, landings and bedrooms
- Choice of Karndean wood effect vinyl flooring to family bathroom and ensuites.

## 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.*