

<b>Property Features</b>		<b>2 Bedroom</b>	<b>3 Bedroom</b>
<b>External Features</b>	24mm double glazed uPVC windows with trickle vent lockable (where required) fastners & Guardian Low 'E' glass internally	•	•
	Double glazed Upvc French doors	•	•
	Paved patio	•	•
	1 No. tarmaced car parking space	•	•
	Level access from parking to front	•	•
	Titian' facing brickwork external facing on timber frame system	•	•
	Redland Profile 49 'Breckland Brown' interlocking concrete tiles	•	•
	Low maintenance Upvc fascia,soffit & rainwater goods	•	•
<b>Kitchen</b>	Choice of colours of 'Grovewood' kitchen units	•	•
	1½ bowl stainless steel sink & drainer	•	•
	Electric single fan oven	•	•
	Fridge/freezer space	•	•
	Gas hob with stainless steel extractor hood	•	•
	Plumbing & electrical connections for washing machine	•	•
	Plumbing & electrical connections for dishwasher	•	•
	Washing machine		
	Dishwasher		
<b>General internal features</b>	Security front doors with safety mechanism	•	•
	Panelled internal doors	•	•
	Externally mounted door bell	•	•
	'Glow worm' condensing combination boiler	•	•
	Steel panel radiators with thermostatic valves and control	•	•
	Chrome plated lever furniture to all internal & external doors	•	•
	Mains operated/battery backup smoke detectors to escape routes	•	•
<b>Bathrooms &amp; Cloaks</b>	Ideal Standard 'Sandringham' range white sanitaryware to bathroom/cloaks	•	•
	Armitage Shanks 'Priory' chrome plated basin and bath taps with traditional cross heads	•	•
	Electrically heated shower	•	•
	¾ tiled walls to basin and bath/shower	•	•
	10 year NHBC building warranty	•	•

The plans, specifications and layout represent the intention of Morbury Homes as to the nature of the development. During the course of the work, some items may be subject to change. Any clarification or confirmation of items contained within the brochure should be raised through your solicitor/conveyancing agent.