

PLOT 31 3 BEDROOM HOUSE



MARSH MILLS

KITCHEN

Howden's kitchens have been pre-selected and your home will be fitted with either:

- The Howden's Allendale Shaker range Cashmere kitchen units with Stainless Steel Effect Curved D Handles, the worktops are in a white Quartz mirror chip finished with a bullnose edge.
- The Howden's Allendale Shaker range Antique White kitchen units with Stainless Steel Effect Curved D Handles, the worktops are in a Black Quartz mirror chip finished with a bullnose edge.
- Blanco Essential 1.5-bowl sink and drainer
- Recessed spot lights
- Bristan Champagne tap
- Porcelanosa technical porcelain floor tiles in Cover Steel Nature colour
- Brushed steel Bosch Double Oven, Hob and Chimney Hood
- Integrated fridge freezer
- Integrated dishwasher
- Integrated washing machine

BATHROOM

- Ideal Standard Tesi washbasin
- Ideal Standard Tesi bath
- Glass shower screen
- Ideal Standard Tesi WC
- Recessed spot lights
- Heated towel rail
- Shaver socket



Computer generated image of plots 30 and 31

LIVING ROOM

- Recessed lights
- TV point

BEDROOMS

- TV point extension in main bedroom
- Telephone point to master bedroom and bedroom 2
- Low energy light pendant

FLOORING

- Carpet has been fitted throughout the house except the kitchen and bathroom

ELSEWHERE IN YOUR HOME

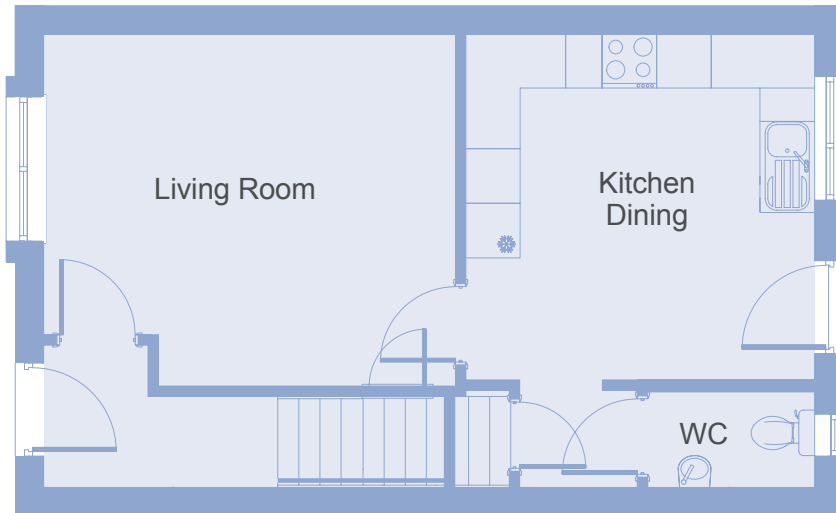
- Walls in white emulsion
- Recessed spot lights in the hallway
- Pendant light fitting to landing
- External lights to the front and rear
- Low energy light fitting to loft space
- Joinery in white gloss
- Ceilings in Vinyl Matt white emulsion
- Internal doors by Premdor in North American Maple Veneer
- Home warmed by Vaillant boiler central heating
- Garden will be laid with turf
- Smoke detector
- CO detector
- Mains wired doorbell with high quality bell push

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Ground Floor



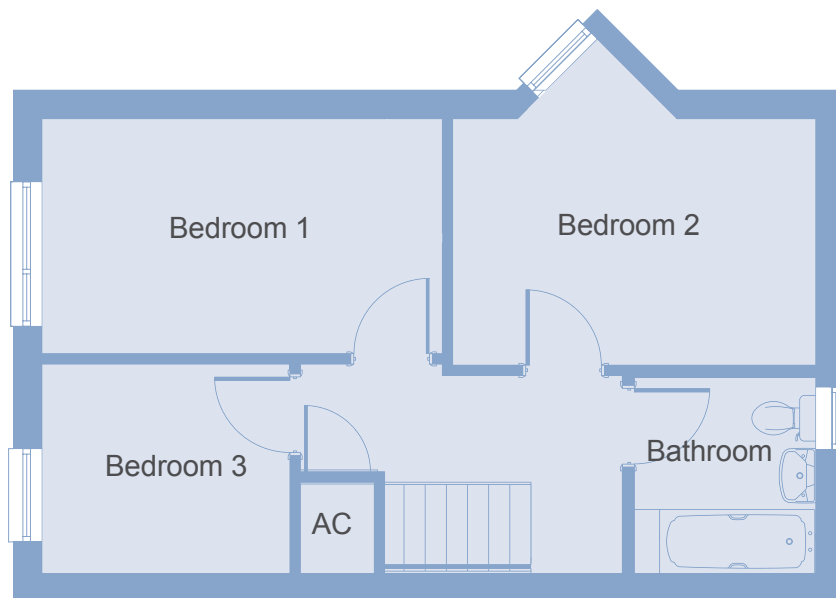
Kitchen/Dining	3.86m x 3.82m
Living Room	4.55m x 3.89m
Bathroom	2.21m x 2.03m
Bedroom 1	4.41m x 2.60m
Bedroom 2	4.00m x 2.72m
Bedroom 3	2.74m x 2.33m

AC = Airing Cupboard

SITE PLAN



First Floor



Guinness Homes is part of The Guinness Partnership Ltd. Registered office is at 30 Brock Street, Regent's Place, London, NW1 3FG.