

PLOT 32 & 33 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



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

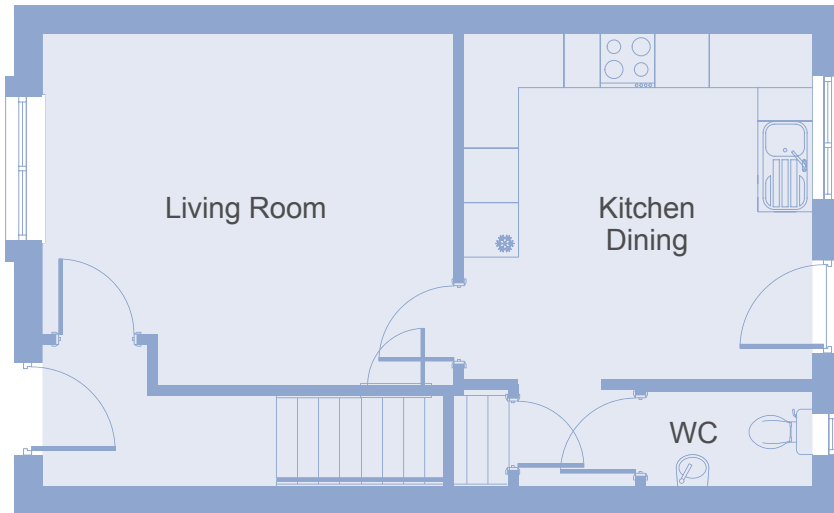
- Walls in white emulsion
- Recessed spot lights in the hallway
- Pendant light fitting to landing
- External lights to the front and rear
- Low energy light fitting to loft space
- Joinery in white gloss
- Ceilings in Vinyl Matt white emulsion
- Internal doors by Premdor in North American Maple Veneer
- 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

PLOT 32 & 33 3 BEDROOM HOUSE



MARSH MILLS

Ground Floor



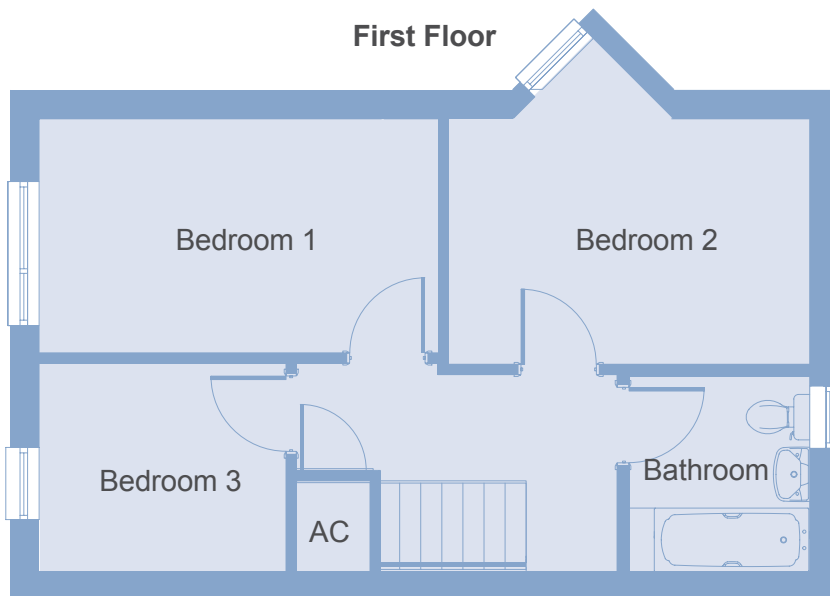
Kitchen/Dining	3.86m x 3.82m
Living Room	4.55m x 3.89m
Bathroom	2.21m x 2.03m
Bedroom 1	4.41m x 2.60m
Bedroom 2	4.00m x 2.72m
Bedroom 3	2.74m x 2.33m

*Plot 32 is a mirrored version of plot 33 shown
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.

These particulars do not constitute any part of an offer or contract. Any intending purchaser must satisfy themselves by inspection as to the correctness of each of the statements contained in these particulars. Computer generated images are for illustration purposes only. Features such as windows, brick and other materials may vary. Dimensions and floor plans are designed to give you a general indication of the layout and should never be used for curtains, carpets, furniture or appliance spaces. Landscaping is shown for illustrative purposes only. Map not to scale. Plans are indicative only. Your home is at risk if you do not keep up the rent and mortgage payments. Guinness Homes and The Guinness Partnership support the development of mixed tenure communities and are proud to provide homes for shared ownership and affordable rent. The tenure of these homes may change subject to demand. Details correct at time of going to print, March 2018.