

# The Kensey

An impressive three bedroom home offering the ideal space for a growing family. The ground floor offers a full length, double aspect kitchen dining room with patio doors to the rear garden, the spacious sitting room also spans the full length of the house enjoying a double aspect and another set of patio doors offering access to the rear garden. The first floor offers three double bedrooms, master with en-suite facilities and family bathroom.



## GROUND FLOOR

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Kitchen/Dining

2.79m x 5.50m

Lounge

3.23m x 6.10m

## FIRST FLOOR

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Bedroom 1

2.79m x 2.83m

Bedroom 2

3.06m x 3.34m

Bedroom 3

3.22m x 2.62m

All measurements given are approximate, for further details please contact the agents. Dimensions given are done so in good faith and before construction has commenced. They are approximate and for guidance only and should not be used for furniture or appliance purchases. Purchasers are strongly advised to confirm actual dimensions when the property is nearing completion or is completed.

# Specification

## Kitchen

	Gannel	Trevarrack	Kensey	Tonnow
Howdens fully fitted kitchen with soft close to doors and drawers	•	•	•	•
38mm square edged Laminate worksurfaces	•	•	•	•
Lamona Gas Hob	•	•	•	•
Lamona Double Oven	•	•	•	•
Lamona built in 70/30 split fridge/freezer	•	•	•	•
Lamona built in extractor	•	•	•	•
Lamona built in dishwasher	•	•	•	•
Black Granite Composite 1.5 bowl sink with Rienza Polished Chrome tap	•	•	•	•
Lamona built in washing machine	•	•	•	•

## Heating & Ventilation

Gas filled boiler with radiator to ground and first floor	•	•	•	•
Chrome heated towel rails to bathroom and en-suite (where applicable)	•	•	•	•
Centralised Mechanical extract system	•	•	•	•

## Bathrooms

White Sanitaryware with chrome fittings	•	•	•	•
Wall hung rimless Roca Wc's	•	•	•	•
Roca Anthracite grey vanity units to bathroom and en-suite (where applicable)	•	•	•	•
Mirror with intergral light and dimista to bathroom and en-suite (where applicable)	•	•	•	•
Semi-pedestal basin to cloakroom	•	•	•	•

## Internal Finishes

	Gannel	Trevarrack	Kensey	Tonnow
Light Oak Veneered doors with comtemporary door furniture	•	•	•	•
White emulsion to ceilings and walls	•	•	•	•
White gloss woodwork with hardwood handrail to staircase	•	•	•	•

## Lighting & Electrical

Open network fibre to premises	•	•	•	•
Terrestrial TV aerial	•	•	•	•
TV point to living room and master bedroom	•	•	•	•
External lights to all entrance doors	•	•	•	•
LED downlights to kitchen area and bathrooms	•	•	•	•

## External

Anthracite Grey UPVC windows	•	•	•	•
External doors with multipoint locking	•	•	•	•
Landscaping to front gardens, turfed rear gardens	•	•	•	•
External tap to rear	•	•	•	•
Chartres paving patio	•	•	•	•
Power and light to garages with personnel doors (where applicable)	•	•	•	•
7.0 Kw EV Charger	•	•	•	•

The specification of the houses is correct at the date of print but maybe subject to change as necessary and without notice. Images are indicative of the quality and style of the specification and may not represent wholly the actual fittings and furnishings at this development. Some of the images shown are computer generated. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.