

**THE HARROGATE**  
2 bedroom semi-detached house

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SAXON FIELDS  
Canterbury



**PENTLAND HOMES**

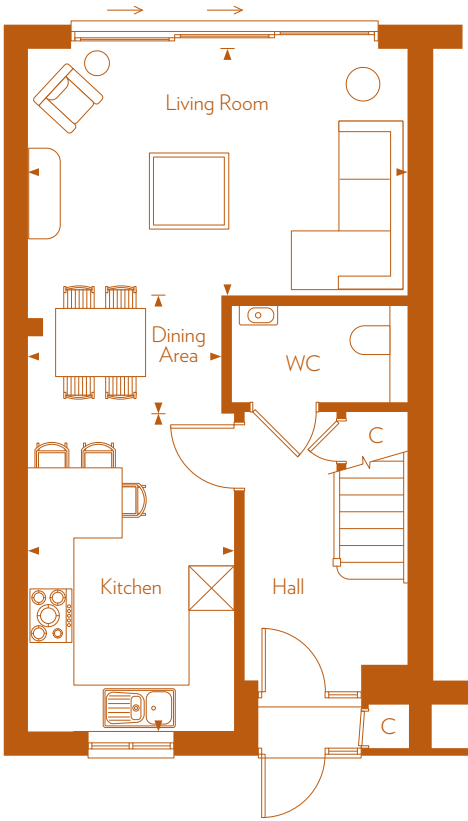
est.1960

THE HARROGATE

2 BEDROOM HOUSE  
90.2 SQ M 970 SQ FT

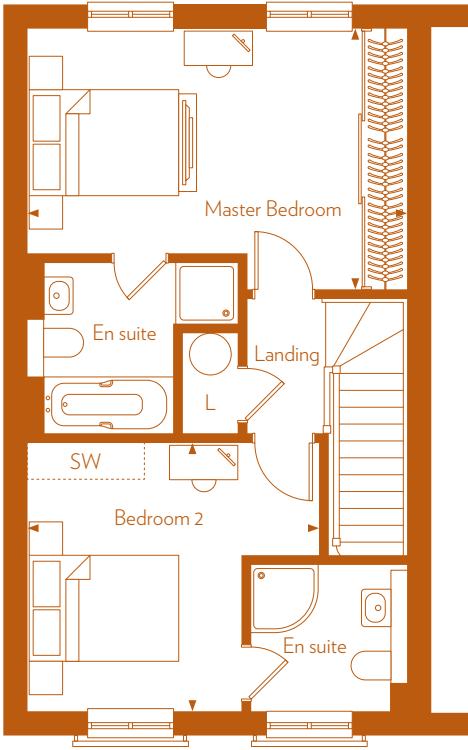
PLOTS: 165, 166\*, 173\*, 174, 181\* & 182

\*PLOTS ARE HANDED



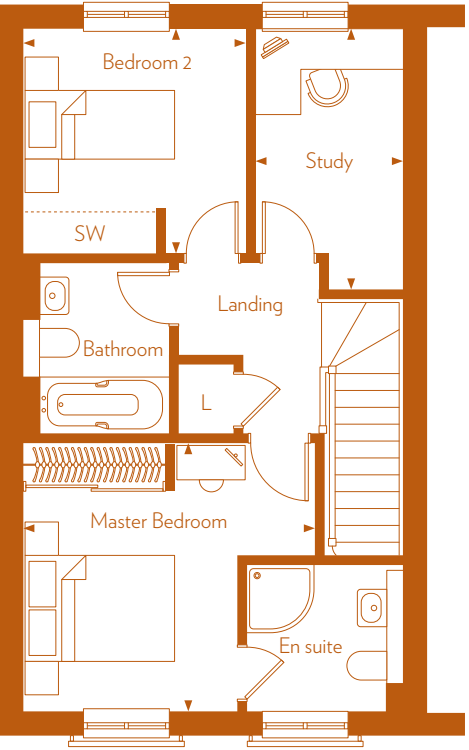
GROUND FLOOR

Kitchen	2.73m x 4.20m	8' 10" x 13' 8"
Dining Area	2.60m x 1.56m	8' 5" x 5' 1"
Living Room	5.06m x 3.26m	16' 6" x 10' 7"



FIRST FLOOR PLOTS 165, 166, 173 & 174

Master Bedroom	5.06m x 3.45m	16' 6" x 11' 3"
Bedroom 2	3.90m x 3.55m	12' 8" x 11' 6"



FIRST FLOOR PLOTS 181 & 182

Master Bedroom	3.85m x 3.55m	12' 6" x 11' 6"
Bedroom 2	2.91m x 2.97m	9' 9" x 9' 7"
Study	1.98m x 2.97m	6' 5" x 9' 7"

Computer generated images and floorplans show a typical house type. Details may vary from plot to plot. Dimensions are approximate and should not be used for furniture space, appliance space or carpet sizes. All wardrobes shown, that are not in the master bedroom, are indicative only and not included in the specification. All measurements may vary within a tolerance of 5%. Please ask Sales Consultant for details of your chosen plot. The contents of this leaflet do not form or constitute a warranty or represent part of any contract.

- Key
- ▶ Measurement Points
  - SW Space for Wardrobe
  - C Cloak/Storage
  - L Linen Cupboard

## A CONSIDERED SPECIFICATION

### GENERAL SPECIFICATION

- NHBC 10-year structural warranty
- 2-year Pentland customer care warranty
- Brick and block traditional cavity wall construction
- Cavity wall insulation
- Double glazed aluminium windows throughout

### KITCHEN

- Individually designed kitchen with laminate worktops, up-stands and hob splash-back from selected range\*
- Integrated appliances, Neff single oven and 4-ring gas hob, extractor and fridge/freezer
- Space for free-standing washing machine/dryer and plumbing for dishwasher
- Low energy downlights
- Kitchen upgrade options available\*

### BATHROOM, CLOAKROOM AND EN SUITES

- Contemporary white sanitaryware with chrome mixer taps
- Mirrors fitted to WCs (please see plan for details)
- Shaver point to bathroom and en suites
- Chrome heated towel rail to bathroom from selected range\*
- Thermostatic chrome shower
- Dual flush WC with concealed cistern, soft-close seat and cover
- Half height ceramic wall tiling to bathroom and en suite wet walls, full height tiling to shower area. Tiling upgrade options available\*

### ELECTRICAL & LIGHTING

- Burglar alarm
- Data points for broadband and telephone lines to hall, living room, study and master bedroom
- TV and USB points to living room, study and master bedroom
- Light to loft fitted (where applicable)
- Mixture of low energy downlights and pendants
- Mains wired smoke detectors fitted to Building Regulation standards
- Mains wired carbon monoxide detector fitted
- Low energy lighting throughout
- Networked satellite TV points to all installed outlets
- Electrical installation upgrade options available\*

### DECORATIVE FINISHES

- White matt emulsion wall colour
- Smooth ceilings white throughout
- Internal joinery painted white satinwood

### HEATING

- Gas fired hot water and central heating system
- Stelrad compact-style radiators with thermostatic valves to most radiators
- Underfloor heating to ground floor

### JOINERY

- Built-in wardrobes with sliding doors to master bedroom
- Smooth 4-panel white internal doors (horizontal 4-line range)\*\*
- Choice of door furniture from selected range\*
- Loft access ladder upgrade options available\*

### FLOOR FINISHES

- Choice of ceramic tiling to kitchen, cloakroom, bathroom and en suites from a selected range\*
- Range of carpets available as upgrade option\*

### EXTERIOR

- Exterior light fittings to front entrance
- Front garden planting to approved landscape scheme
- Paths, patios and fencing to approved layout
- Turf to rear garden
- Outside tap
- Digilock secure storage cupboard
- Art Deco glazed porch screens to match balconies

\* Subject to stage of build

\*\* Plain doors to some cupboards

For more information, please visit our website or contact our sales team

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