

THE CEDAR

4 BEDROOM DETACHED HOME

PLOTS 12 & 13



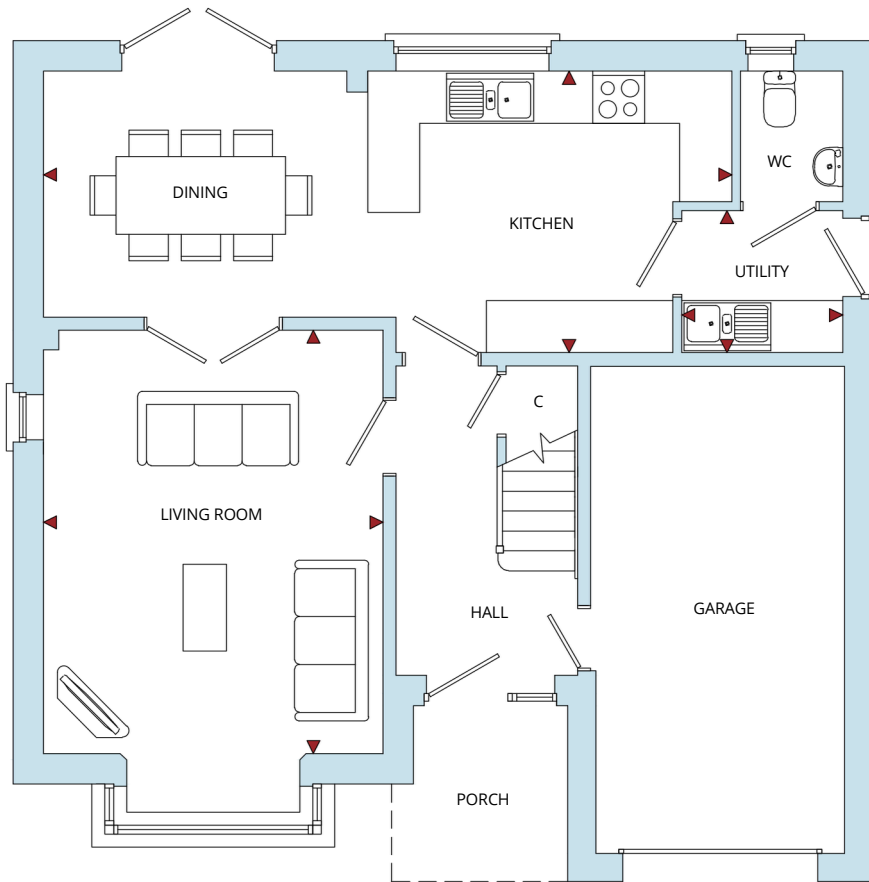
THE CEDAR

FLOOR PLANS

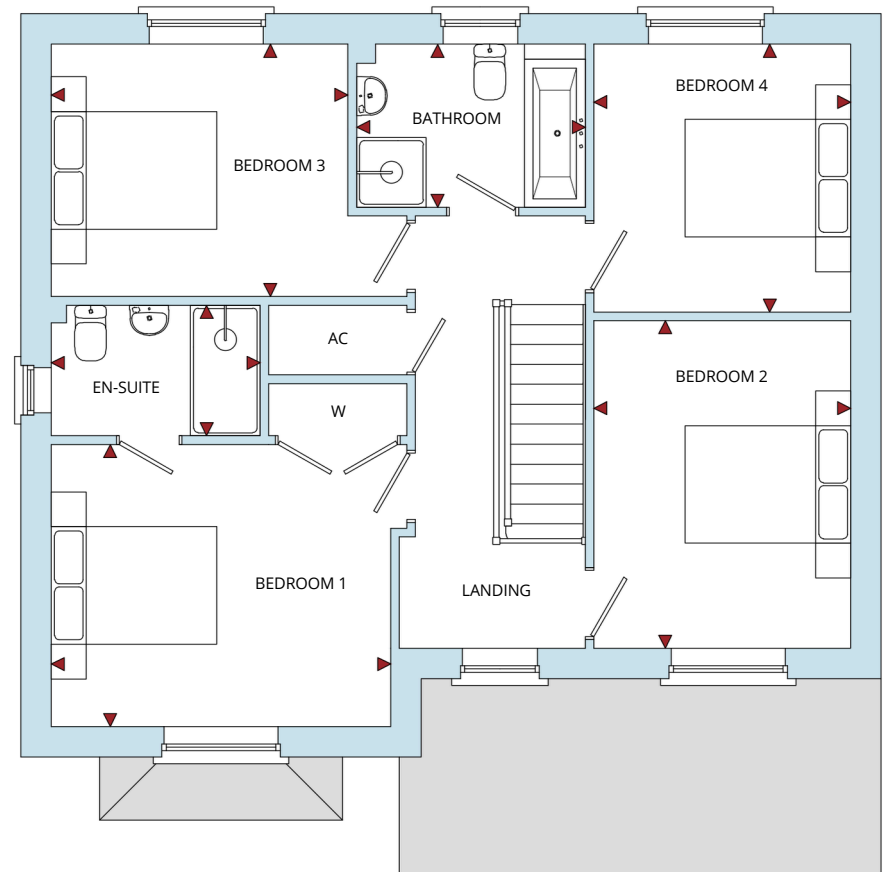
ROOM	IMPERIAL /"	METRIC /mm
Living Room	12' 10" x 16' 0"	3903 x 4865mm
Kitchen / Dining	26' 0" x 10' 7"	7915 x 3235mm
Utility	6' 1" x 5' 4"	1850 x 1635mm

TOTAL FLOOR AREA
1323ft² / 122.9m²

ROOM	IMPERIAL /"	METRIC /mm
Bedroom 1	12' 10" x 10' 8"	3903 x 3240mm
Bedroom 2	9' 8" x 12' 4"	2950 x 3762mm
Bedroom 3	11' 2" x 9' 6"	3410 x 2900mm
Bedroom 4	9' 8" x 10' 1"	2950 x 3078mm
Bathroom	8' 8" x 6' 2"	2630 x 1875mm
En-Suite	7' 11" x 4' 11"	2400 x 1500mm



GROUND FLOOR



FIRST FLOOR

THE CEDAR

KEY SPECIFICATION

- Constructed using Energy Efficient Materials throughout
- High Performance Insulation to Ground Floors, External Walls and Roofs
- Individually Designed Kitchen & Utility with a Choice of Doors and Laminate Worktops
- Choice of Wall Tiles and Floor Tiles to Kitchen & Utility
- Stainless Steel 1.5 Bowl Sink & Drainer with Single Lever Chrome Mixer Tap to Kitchen
- Stainless Steel Single Bowl Sink & Drainer with Single Lever Chrome Mixer Tap to Utility
- Stainless Steel Built Under Double Oven & 4 Zone Glass Induction Hob with Stainless Steel Chimney Hood
- Fully Integrated 50:50 Fridge Freezer
- Washing Machine Space and Tumble Dryer Space to Utility
- White Low Energy Efficient LED Downlighters to Kitchen, Bathroom & Ensuite
- Fitted Wardrobes & Ensuite to Bedroom 1
- Geberit Contemporary White Sanitaryware & Bristan Chrome Mixer Taps
- Family Bathroom with Separate Mira Shower Cubicle
- Half Height Tiling around Bath, Fully Tiled Shower Enclosure with Tiled splashback to Basin
- Mira Shower Enclosure with Mira Water Efficient Shower to Ensuite
- Full Height Tiling to Enclosed Shower Area in Ensuite with Splashback to Basin
- Choice of Ceramic Wall and Floor Tiles to Bathroom & Ensuite
- Mitsubishi Ecodan Air Source Efficient Heat Pump Reducing CO2 Emissions and Energy Bills
- Mitsubishi Hot Water Cylinder with Energy Monitoring Functions
- Underfloor Heating to Ground Floor providing Comfortable & Energy Efficient Heating
- External PIR Lighting to all Front/Rear Doors
- Wired for High Speed Fibre Broadband Capabilities
- Provision for Future Installation of Solar Photovoltaic Panels
- Oak Cottage Style Internal Doors with Chrome Lever on Rose Ironmongery
- Choice of Carpets
- Double Glazed UPVC Anthracite Grey Windows & French Doors with Energy Efficient Glazing
- 7.3KW Electric Vehicle Car Charging Point
- Landscaped Front Gardens & Rear Paved Patio area
- Single Integral Garage with Lighting & Power Points & Additional Off Road Parking
- 10 Year LABC Structural Warranty

