

# THE FIR

2 BEDROOM SEMI-DETACHED HOME

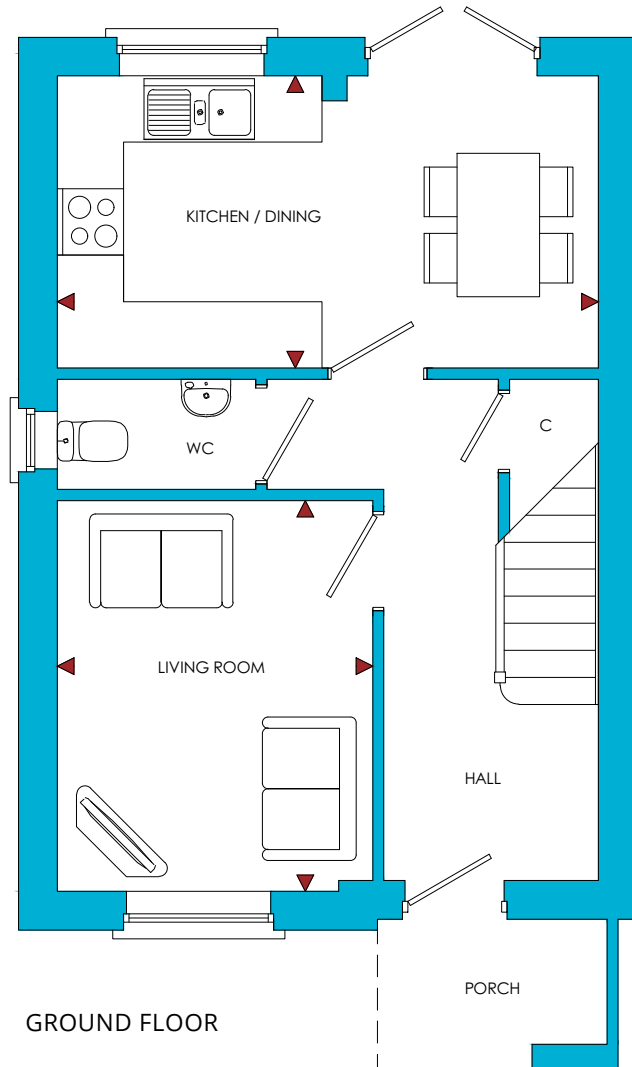
PLOTS 1 & 2



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## FLOOR PLANS

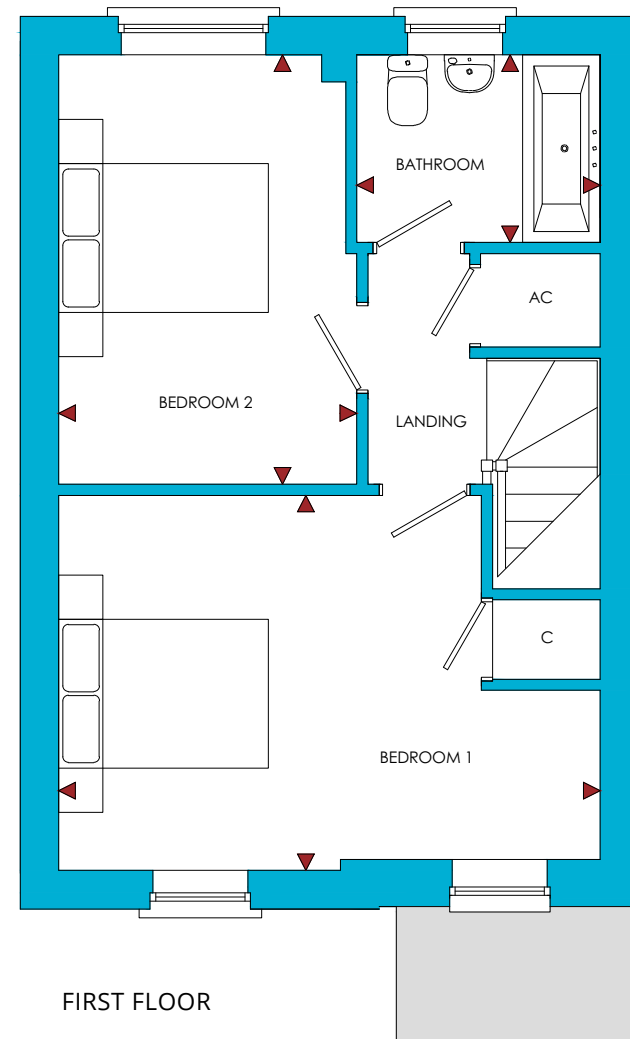
ROOM	IMPERIAL / "	METRIC / mm
Living Room	9' 5" x 11' 8"	2860 x 3543mm
Kitchen / Dining	16' 1" x 8' 8"	4905 x 2647mm



GROUND FLOOR

TOTAL FLOOR AREA  
775ft<sup>2</sup> / 72m<sup>2</sup>

ROOM	IMPERIAL / "	METRIC / mm
Bedroom 1	16' 1" x 11' 2"	4905 x 3400mm
Bedroom 2	8' 10" x 12' 9"	2700 x 3890mm
Bathroom	7' 3" x 5' 7"	2205 x 1700mm



FIRST FLOOR

# THE FIR

## KEY FEATURES

- Low Cost Home – Subject to Herefordshire Council Criteria
- Constructed using Energy Efficient Materials throughout
- High performance Insulation to Grounds Floors, External Walls and Roofs
- Individually Designed Fully Fitted Kitchens with a Choice Floor and Laminate Worktops
- Choice of wall tiles to Kitchen
- Stainless Steel Built Under Single Oven
- 4 Zone Glass Induction Hob with Stainless Steel Chimney Hood
- Stainless Steel Single Bowl Sink & Drainer with Single Lever Chrome Mixer Tap to Kitchen
- Washing Machine Space & Plumbing Provided
- White Low Energy Efficient LED Downlighters to Kitchen & Bathroom
- Twyford's Alcona White Sanitaryware
- Bristan Chrome Mixer Taps
- Family Bathroom with Mira Over Bath Shower & Shower Screen
- Full Height Tiling around Bath with Tiled splashback to Basin
- Shaver socket to Bathroom
- Choice of Ceramic Wall Tiles
- Mitsubishi Ecodan Air Source Efficient Heat Pump Reducing CO2 Emissions and Energy Bills
- Mitsubishi Hot Water Cylinder with Energy Monitoring Functions
- White Towel Radiator to Bathroom
- Waste Water Energy Efficient Heat Recovery to Bath
- TV Point to Living Room and all Bedrooms
- Telephone Point to Living Room, & Bedroom 1
- Power Points with High Performance RCB Protection
- External PIR Lighting to all Front/Rear Doors
- Wired for High Speed Fibre Broadband Capabilities
- Loft Light
- Mains Powered Smoke Alarm to Hall & Landing with Battery Back Up
- Painted Softwood Staircase
- White Internal Doors with Chrome Ironmongery
- White Painted Walls & Ceilings Throughout
- Storage Cupboard to Hallway
- Double Glazed UPVC Anthracite Grey Windows & French Doors with Energy Efficient Glazing
- Anthracite Grey Composite Front Doors with Multipoint Locking System
- 7.3KW Electric Vehicle Car Charging Point
- Landscaped Front Gardens
- Paved Patio area
- Off Road Parking
- 10 Year LABC Structural Warranty