



BRAMHAM

Please ask a member of our friendly sales team for more information on modified versions of this house type

ROSEMEADE

LOWER GROUND FLOOR DIMENSIONS

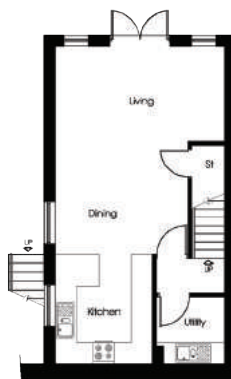
ROOM	DIMENSION (MM)	DIMENSION (F/I)
Living (Open Plan)	4800 x 2700	15'10" x 8'11"
Dining (Open Plan)	3750 x 3200	12'4" x 10'7"
Kitchen (Open Plan)	3100 x 2750	10'2" x 9'0"
Utility	1950 x 1900 (Max)	6'4" x 6'2" (Max)

UPPER GROUND FLOOR DIMENSIONS

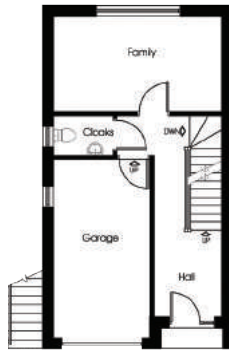
ROOM	DIMENSION (MM)	DIMENSION (F/I)
Family	4800 x 2713	15'10" x 9'0"
Garage	2750 x 5062	9'1" x 16'8"
Cloakroom / WC	1700 x 1147	5'8" x 3'10"

FIRST FLOOR DIMENSIONS

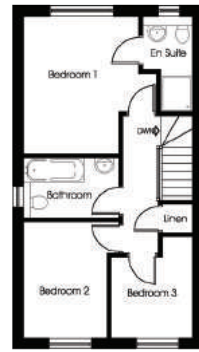
ROOM	DIMENSION (MM)	DIMENSION (F/I)
Bedroom 1	3750 x 3897 (Max)	12'4" x 12'10" (Max)
Bedroom 2	2700 x 3300 (Max)	8'11" x 10'11" (Max)
Bedroom 3	2348 x 2884 (Max)	7'9" x 9'6" (Max)
Bathroom	2700 x 1725	8'11" x 5'9"
En-Suite	1444 x 2711 (Max Inc Shower)	4'10" x 8'11" (Max Inc Shower)



LOWER GROUND FLOOR



UPPER GROUND FLOOR



FIRST FLOOR

KITCHEN

- ✔ Range of designer kitchen with soft-close cabinets to select from
- ✔ Integrated oven, fridge freezer and dishwasher
- ✔ Premium 40mm worktop with upstand
- ✔ 5-ring gas burner and stainless steel cooker hood
- ✔ Stainless steel 1.5 bowl sink with mixer tap
- ✔ Contemporary under-cabinet downlights

BATHROOM

- ✔ Designer bathroom suite with bespoke taps
- ✔ Vanity unit
- ✔ Polished chrome downlights
- ✔ Half-height wall tiling to bathroom
- ✔ Shaver/charger socket

EN-SUITE

- ✔ Designer bathroom suite with bespoke taps
- ✔ Shower with low-profile shower tray and rain shower head
- ✔ Vanity unit
- ✔ Polished chrome downlights
- ✔ Full-height wall tiling to shower area
- ✔ Shaver/charger socket

WINDOWS & DOORS

- ✔ Intelligent and highly efficient double glazing
- ✔ Anthracite colour window frames, white on the inside
- ✔ White designer doors
- ✔ Black front door with sidelight and chrome letter plate
- ✔ French doors to rear

HEATING

- ✔ High-efficiency combination boiler
- ✔ Designer Stelrad radiators with TRV controls

CLOAKROOM / WC

- ✔ Vanity unit

DIGITAL

- ✔ Digital aerial (pre-wired)
- ✔ TV points and telecoms connections to three points

UTILITY

- ✔ Fitted base units
- ✔ 40mm worktop with upstand
- ✔ Sink
- ✔ Plumbing for washer/dryer

EXTERNAL FEATURES

- ✔ Low-maintenance soffits and fascias
- ✔ Turf to front gardens
- ✔ External light to porch
- ✔ Patio to rear
- ✔ External tap to the rear

DECORATION

- ✔ Emulsion to walls and ceiling
- ✔ Gloss to woodwork

PARKING FACILITIES

- ✔ Driveway and integral garage



There are a number of optional extras available across your new Erris Home. Please discuss your requirements with a member of our friendly sales team.

It is only possible to convey a general impression of the site layout, house type configurations and settings on a publication and CGI's of this sort. We operate a policy of continuous product development and improvement, consequently there be material differences between the layout / configuration and sizes, and that achieved in the finished product. Please do not hesitate to speak with a member of the team to confirm the exact layout / specification / configuration during the sale period. Please note: All details are subject to change. Images are for illustrative purposes only. Registered in England and Wales No. 6886429