

# THE GORSLEY

3 BEDROOM SEMI-DETACHED HOME

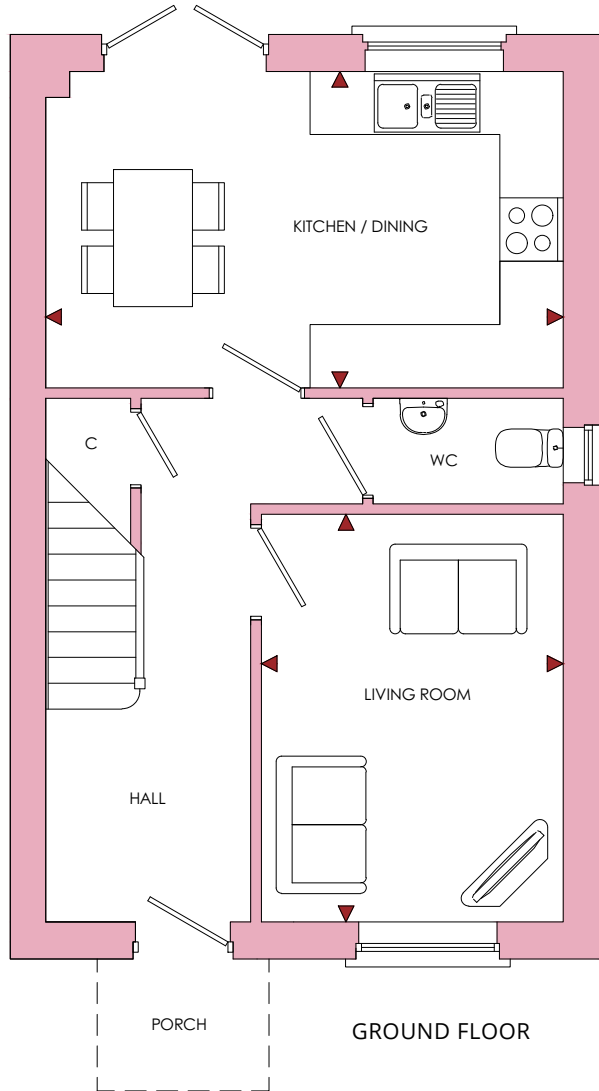
PLOT 5



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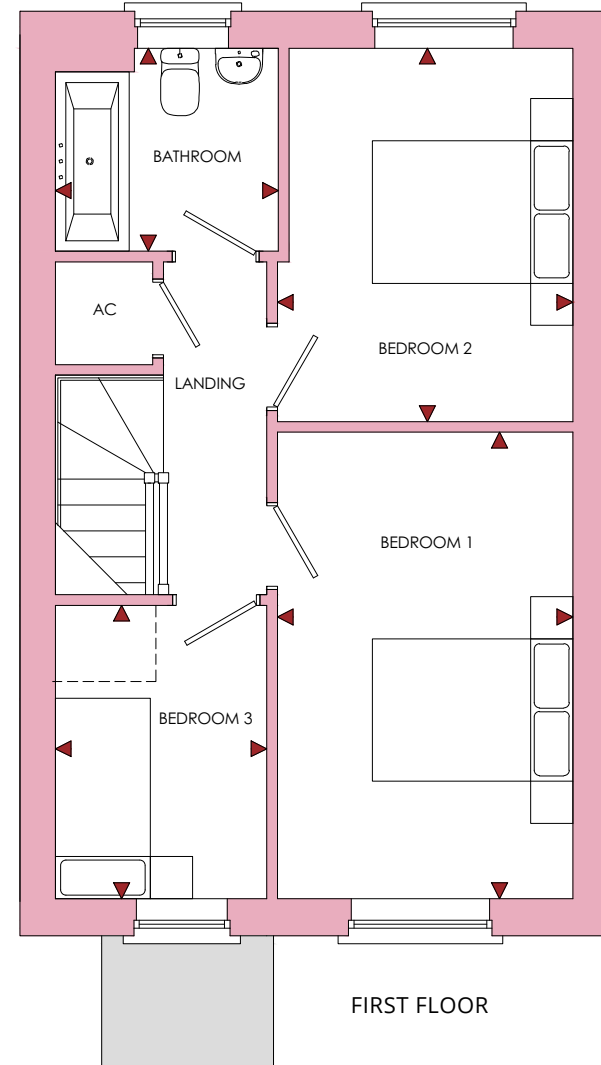
## FLOOR PLANS

ROOM	IMPERIAL / "	METRIC / mm
Living Room	9' 5" x 12' 8"	2860 x 3865mm
Kitchen / Dining	16' 1" x 9' 10"	4905 x 3000mm



TOTAL FLOOR AREA  
846ft<sup>2</sup> / 78.6m<sup>2</sup>

ROOM	IMPERIAL / "	METRIC / mm
Bedroom 1	9' 2" x 14' 6"	2800 x 4424mm
Bedroom 2	9' 2" x 11' 8"	2800 x 3541mm
Bedroom 3	6' 7" x 9' 2"	2005 x 2783mm
Bathroom	6' 11" x 6' 4"	2115 x 1925mm



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## KEY SPECIFICATION

- Low Cost Home – Subject to Herefordshire Council Criteria
- Constructed using Energy Efficient Materials throughout
- High Performance Insulation to Ground Floors, External Walls and Roofs
- Individually Designed Fully Fitted Kitchens with a Choice of Doors 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
- 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
- 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
- Power Points with High Performance RCB Protection
- External PIR Lighting to all Front/Rear Doors
- Wired for High Speed Fibre Broadband Capabilities where applicable
- White Internal Doors with Chrome Ironmongery
- White Painted Walls & Ceilings Throughout
- 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 & Rear Paved Patio area
- Off Road Parking
- 10 Year LABC Structural Warranty

