

# THE REDBROOK

3 BEDROOM SEMI-DETACHED HOME

PLOTS 17 & 18

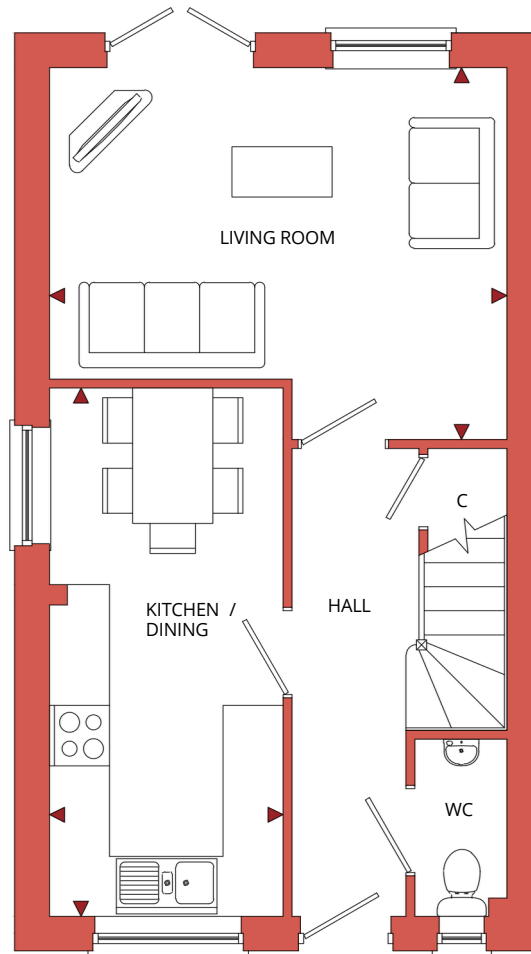




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## FLOOR PLAN

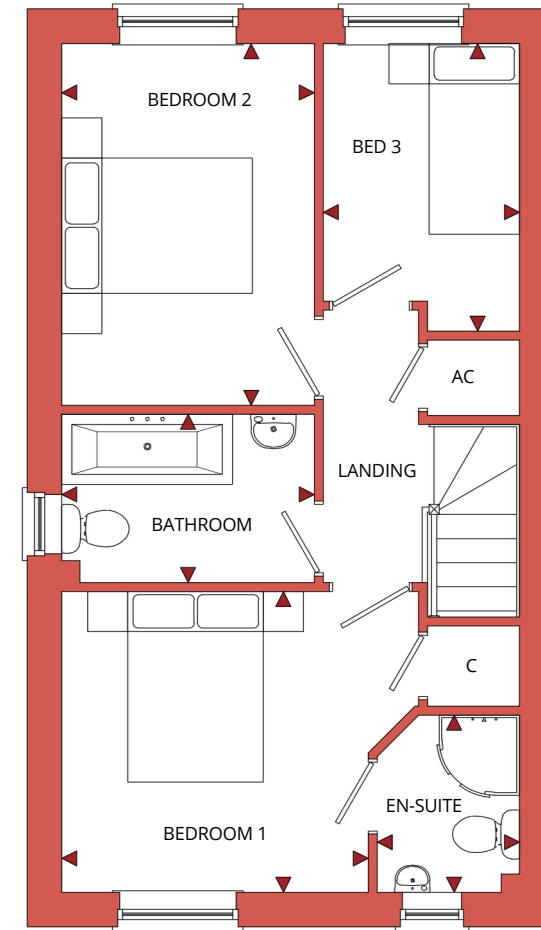
ROOM	IMPERIAL / "	METRIC / mm
Living Room	15' 0" x 12' 2"	4560 x 3707mm
Kitchen / Dining	7' 8" x 17' 4"	2330 x 5267mm



GROUND FLOOR

**TOTAL FLOOR AREA**  
830ft<sup>2</sup> / 77.2m<sup>2</sup>

ROOM	IMPERIAL / "	METRIC / mm
Bedroom 1	10' 0" x 9' 10"	3054 x 3000mm
Bedroom 2	8' 3" x 11' 10"	2517 x 3607mm
Bedroom 3	6' 5" x 9' 5"	1955 x 2869mm
Bathroom	8' 3" x 5' 6"	2517 x 1678mm
En-Suite	4' 8" x 5' 10"	1417 x 1768mm



FIRST FLOOR

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## KEY SPECIFICATION

- Low Cost Home – Subject to Herefordshire Council Criteria
- Constructed using Energy Efficient Materials throughout
- 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 & Zone Glass Induction Hob with Stainless Steel Chimney Hood
- Stainless Steel 1 1/2 Bowl Sink & Tap to Kitchen
- White Low Energy Efficient LED Downlighters to Kitchen & Bathroom
- Fridge Freezer Space & Removable Unit for Dishwasher
- Twyford's Alcona Sanitaryware & Bristan Orta Brassware
- Family Bathroom with Mira Over Bath Shower & Shower Screen
- Mira Shower Enclosure with Mira EV Shower to Ensuite
- Choice of Ceramic Wall Tiles
- Worcester Bosch Energy Efficient Air Source Heat Pump Reducing CO2 Emissions and Energy Bills
- Waste Water Energy Efficient Heat Recovery to Bath
- External PIR Lighting to all Front/Rear Doors
- Wired for High Speed Fibre Broadband Capabilities where applicable
- Mains Powered Smoke Alarm to Hall & Landing with Battery Back Up
- White Internal Doors with Chrome Ironmongery
- White Painted Walls & Ceilings Throughout
- 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 & Rear Paved Patio area
- Off Road Parking
- 10 Year LABC Structural Warranty

