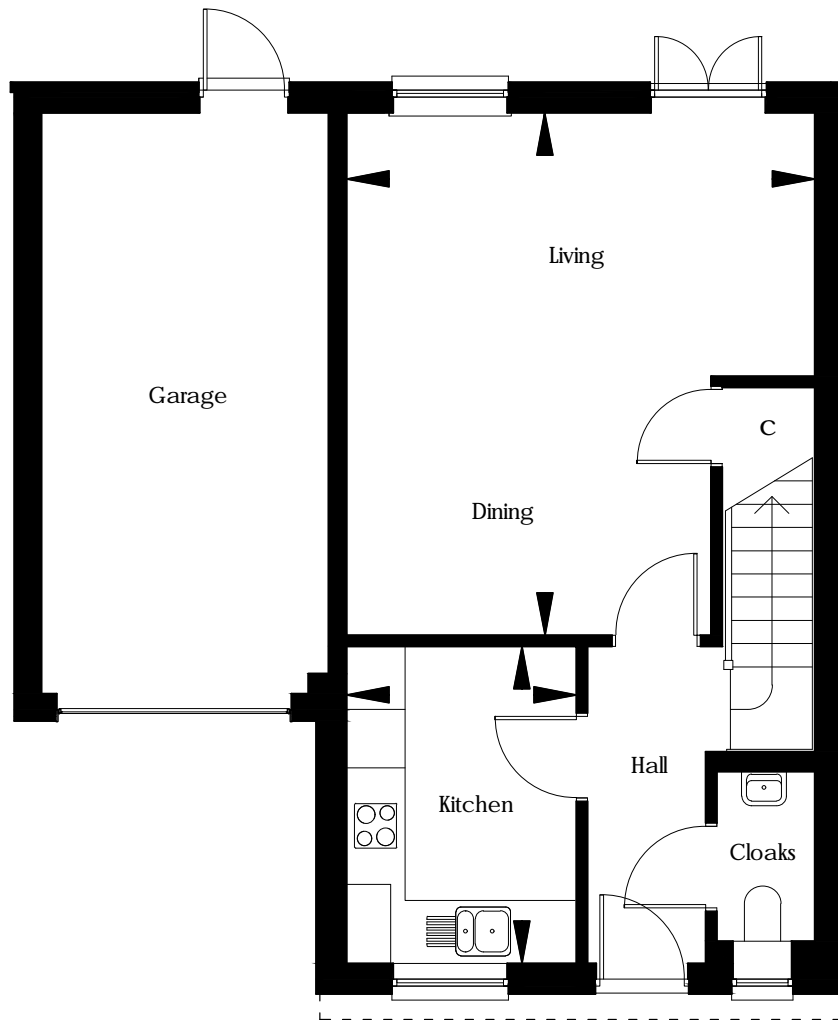


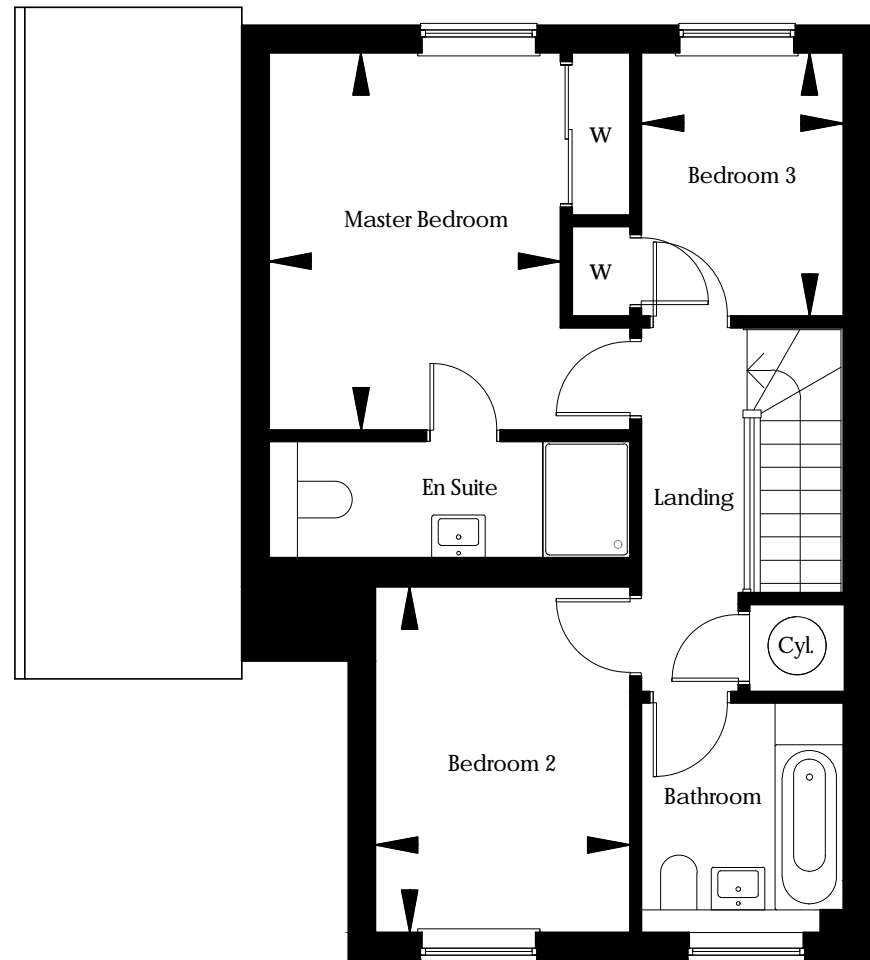


HOLLY HOUSE



GROUND FLOOR

Living / Dining Room	5370mm x 4811mm	17'7" x 15'9"
Kitchen	3261mm x 2360mm	10'8" x 7'9"



FIRST FLOOR

Master Bedroom	3881mm x 3000mm	12'9" x 9'10"
Bedroom 2	3555mm x 2620mm	11'8" x 8'7"
Bedroom 3	2711mm x 2076mm	8'11" x 6'10"

TOTAL SQUARE FOOTAGE - 1,001^{SQ.FT.}

*Please note kitchen layout is indicative only. Please check with the sales team for detailed layout.



KITCHEN FEATURES

- The kitchen is equipped with a range of wall and floor cabinets with laminate worktops and upstands, full height behind hob.
- Fully integrated appliances to include a 4 ring induction hob, single electric oven, extractor, combi microwave oven, fridge/freezer, dishwasher and washer/dryer.

BATHROOM, EN SUITE AND CLOAKROOM

- Contemporary white suites with chrome fittings.
- Cabinetry to cloakroom and en suite.
- Heated white towel rail provided to the bathroom and en suite.
- Mirror and shaver socket provided to the bathroom and en suite.
- Ceramic wall tiles to the bathroom, en suite and cloakroom.

ELECTRICAL AND MULTIMEDIA

- White switch plates and sockets throughout.
- Recessed down lighters or pendant provided to all rooms.
- TV and BT points are provided to selected rooms with a provision for Sky plus HD (box, dish and subscription not included).
- CAT6 cabling from master BT point (understairs cupboard) to TV position in the living/dining room and master bedroom to allow for hard wired internet access to these locations only. Other locations to rely on wireless internet access (subscription not included).
- Power provided to loft area.
- Single car charging point provided to the rear of the garage.

CENTRAL HEATING AND HOT WATER

- An efficient gas-fired central heating system, via radiators with thermostatic controls, is provided in conjunction with a pressurised hot water cylinder.

PEACE OF MIND

- Double glazed PVCu windows and doors with multi point locking system.
- External lighting provided to all external doors.
- A mains fed smoke alarm is fitted to the hall and landing with a battery backup.

FINISHING TOUCHES

- Vertical five panel moulded internal doors with chrome fittings finished in a white gloss with half glazed doors to the kitchen and living/dining room.
- French doors provided to the rear of living/dining room.
- White painted softwood staircase with oak handrail.
- Sliding mirror fronted wardrobe with shelf and hanging space provided in the master bedroom.
- Shelf and hanging space provided to wardrobe in bedroom 3.
- All internal joinery will consist of attractive skirtings and architraves finished in a white gloss.
- Karndean flooring fitted to kitchen, hallway, cloakroom, bathroom and en suite.

- 42oz wool mix Cormar carpets to the living/dining room, stairs, landing and all bedrooms.

EXTERNAL FEATURES

- Landscaped front garden with feature planting.
- Turf to the rear garden with an area of patio.
- External tap provided.
- Garage to have manual opening door with power and light.

AFTERCARE

- Millwood Designer Homes has a dedicated Customer Aftercare Department providing peace of mind for two years after you move into the property.

SERVICES

- Mains electricity, gas and pumped foul water drainage.
- BT Fibre Broadband speed up to 300mb (subject to connection and subscription).

GUARANTEES

- All the homes come with a ten-year LABC warranty.

TENURE

- Freehold.

EPC = B





- 1 The Gate House
- 3 Apple House
- 4 Blackberry House
- 5 Mulberry Lodge
- 6 Tree Tops
- 8 The Pond House
- 9 The Lodge
- 10 Foxglove House
- 11 Willow House
- 14 Rose Cottage
- 15 Wisteria Cottage
- 17 Bluebell Cottage
- 18 Primrose Cottage
- 19 Lavender Cottage
- 20 Honeysuckle House
- 21 Holly House
- 22 Mistletoe House

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