



THAKEHAM



The Runcton

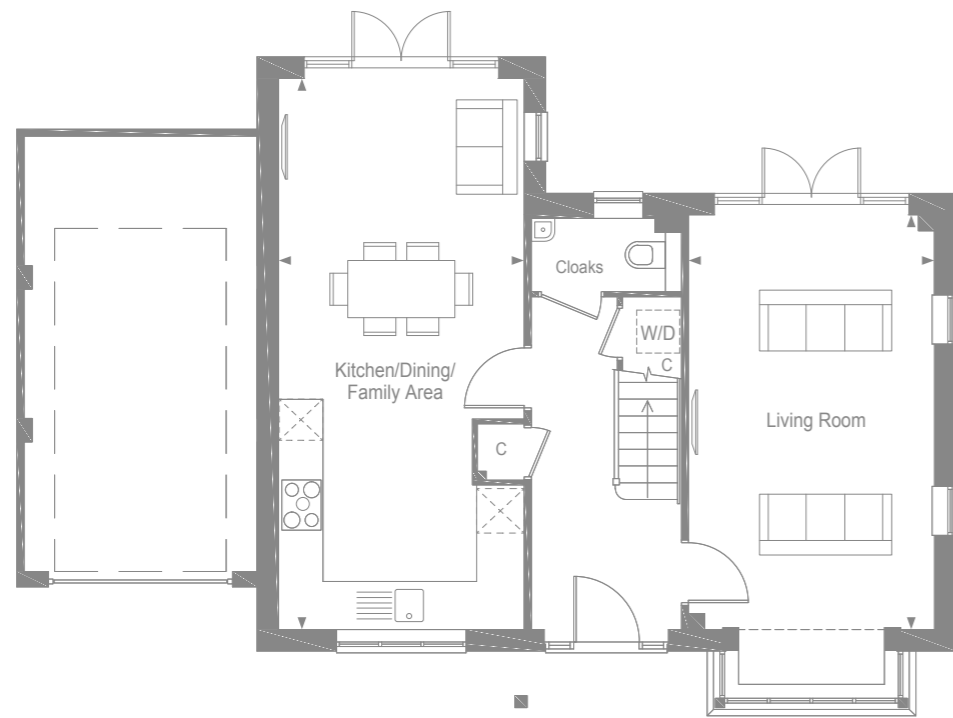
Woodgate

PEASE POTTAGE



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### GROUND FLOOR



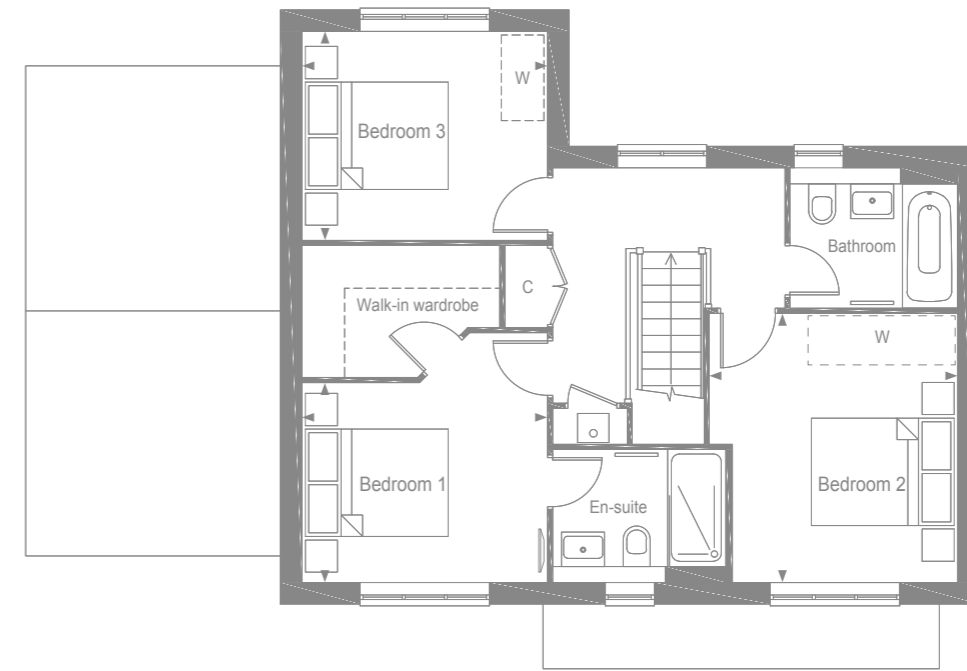
Kitchen/Dining /Family Area	7.66m x 3.38m	25'1" x 11'0"
Living Room	5.71m x 3.41m	18'7" x 11'1"

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### FIRST FLOOR



Bedroom 1	3.40m x 2.76m	11'1" x 9'0"
Bedroom 2	3.72m x 3.44m	12'2" x 11'2"
Bedroom 3	3.38m x 2.88m	11'0" x 9'4"

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- Space for washer/dryer
- Cupboard
- Wardrobe
- Space for wardrobe



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## THE RUNCTON SPECIFICATION

### BEAUTIFULLY DESIGNED KITCHENS

- Contemporary kitchen designs
- Soft close doors and drawers
- Laminate worktop and upstand
- Stainless steel sink, with mono sink mixer tap by Vado
- Electrolux stainless steel single oven
- Induction hob with integrated extractor hood
- Energy efficient integrated Electrolux dishwasher
- Energy efficient integrated Electrolux 70/30 split fridge/freezer
- Provision for washer/dryer in hall cupboard

### STYLISH BATHROOMS

- Contemporary white sanitaryware, with chrome accessories by Vado
- Floor standing concealed cistern WC
- White steel enamel bath with over bath shower screen, shower in en suite
- Wall mounted bath/shower mixer tap by Vado
- White summer use towel warmers
- Porcelanosa tiles to selected areas

### INTERIOR FINISHES

- Amtico vinyl flooring to hall, cloakroom, kitchen/dining and bathrooms, with Cormar carpet in all remaining areas
- White painted flush doors, with contemporary ironmongery
- White painted staircase, newel posts and handrail
- Coordinated single paint finish on wall and satinwood paint finish on all internal joinery

### ECOLOGY

- Hedgehog holes through gravel boards in fencing, to provide routes for hedgehogs
- Hedgehog houses in communal landscaped areas

### SECURITY & PEACE OF MIND

- Mains fed smoke/heat detector, with battery backup
- Mains fed carbon monoxide detector, positioned adjacent to gas boiler
- 10 year NHBC Buildmark Warranty, including 2 year defect and emergency out of hours cover

### EXTERNAL

- Timber external entrance door
- UPVC double glazed windows with French doors to both kitchen/dining/family area and living room
- Closeboard fencing to rear gardens
- Landscaped front gardens and turfed rear gardens
- Paved paths and patio areas
- External tap in rear garden

### HEATING, ELECTRICAL & LIGHTING

- Energy efficient combination boiler
- Gas fired radiator heating throughout
- WiFi programmable heating controls
- LED downlights to hall, landing, kitchen/dining room, bathroom, en-suite and cloakroom with pendant lighting in remaining areas
- White sockets and switch plates in all areas (stainless steel in kitchen) with integrated USB charging in kitchen and bedrooms
- Multi-gang grid switch for kitchen appliances
- Chrome shaver socket in all bathrooms
- Lighting to all external doors with internal switch
- Wired for terrestrial TV to hall media cupboard
- Wired for Sky Q to living room and alternative second position with blank plate, and all other rooms via Sky Q technology
- TV/satellite point in living room
- Electric car charging point

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