

Woodgate

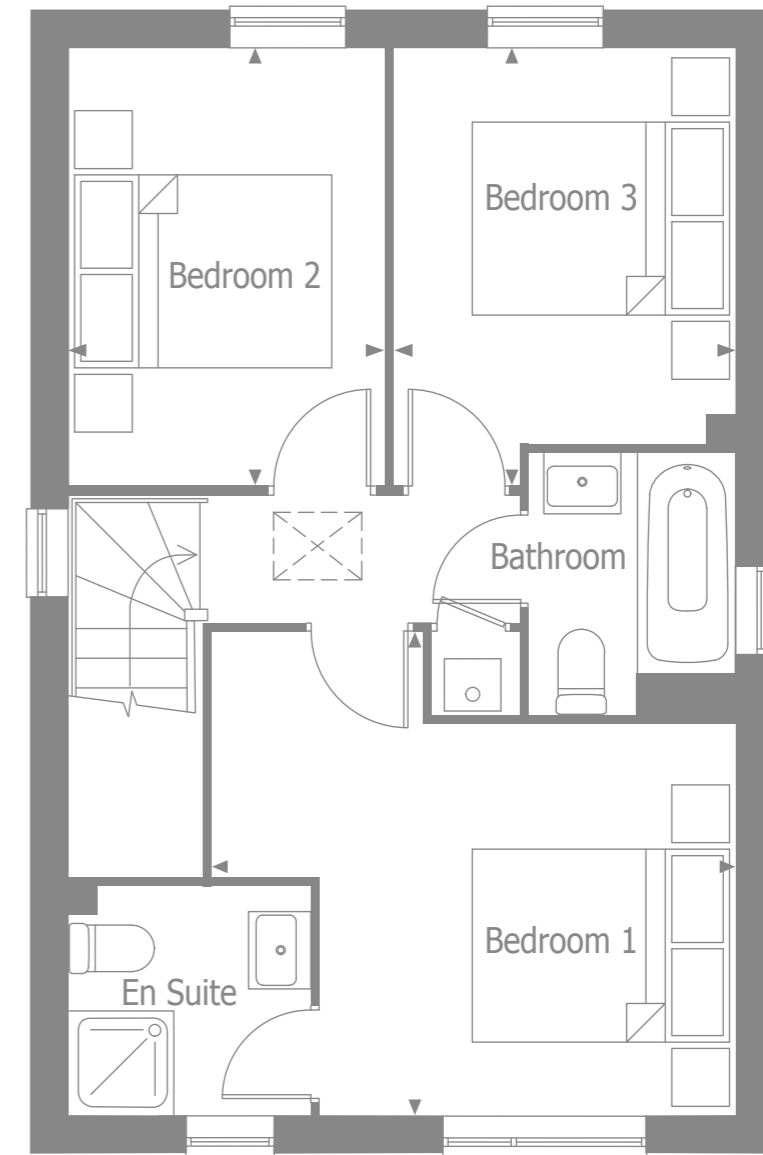
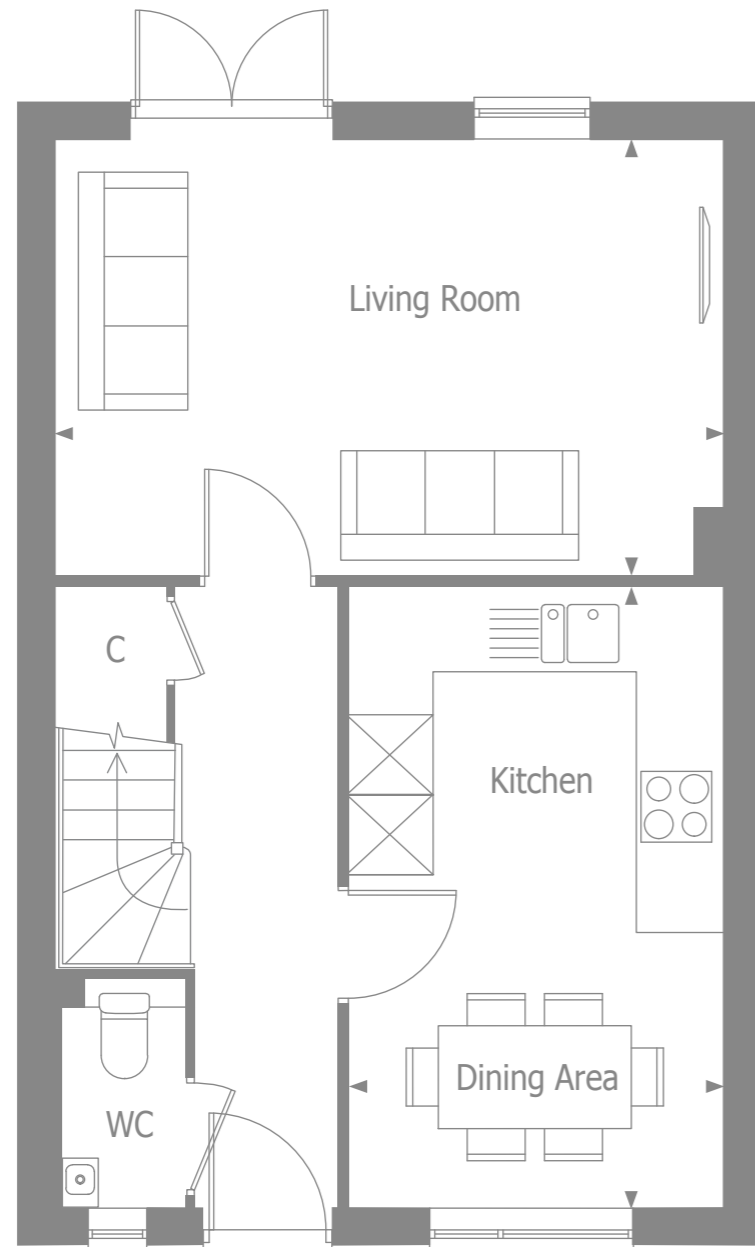
PEASE POTTAGE



COMPUTER GENERATED IMAGE, INDICATIVE ONLY

Altair

 **alphium**
BY THAKEHAM



GROUND FLOOR

Kitchen / Dining Area 4.83m x 2.89m 15'10" x 9'6"

Living Room 5.19m x 3.38m 17'0" x 11'1"

FIRST FLOOR

Bedroom 1 4.08m x 3.76m 13'4" x 12'4"

Bedroom 2 3.41m x 2.45m 11'2" x 8'0"

Bedroom 3 3.41m x 2.65m 11'2" x 8'8"

Total floor area 86.56 m² 932 ft²

C - Cupboard

Specification



KITCHEN

- Contemporary kitchen designs
- Soft close doors and drawers
- Laminate worktop and upstand with stainless steel splashback to hob
- One and half bowl stainless steel sink, with mono sink mixer tap by Vado
- 60cm Stainless steel single oven
- 60cm Ceramic 4 zone hob with stainless steel chimney hood
- Space & electrical provision for freestanding fridge/freezer
- Space & electrical/plumbing provision for freestanding dishwasher
- Space & electrical/plumbing provision for freestanding washer dryer

BATHROOM

- Contemporary white sanitaryware, with chrome accessories by Vado.
- Floor standing close couple WC
- White steel enamel bath with over bath shower screen
- Bath/shower mixer tap by Vado
- Ceramic wall tiling to selected 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



HEATING, ELECTRICAL & LIGHTING

- Energy efficient combination boiler
- Gas fired radiator heating throughout
- WiFi programmable heating controls
- LED downlights in kitchen/breakfast and bathroom, ensuite & cloakroom with pendant lighting in remaining areas
- White sockets and switch plates in all areas, with integrated USB charging in kitchen and bedroom 1
- Multi-gang grid switch for kitchen appliances
- White shaver socket in all bathrooms
- Lighting to all external doors with internal switch

INTERIOR FINISHES

- White painted flush doors
- Coordinated single paint finish on wall and satinwood paint finish on all internal joinery

EXTERNAL

- Painted entrance door with multi-point locking system
- UPVC double glazed windows with French doors to living/dining room
- Landscaped front gardens
- External tap in rear garden