# TEMPLEGATE

Keymer Road, West Sussex

# The Merrow

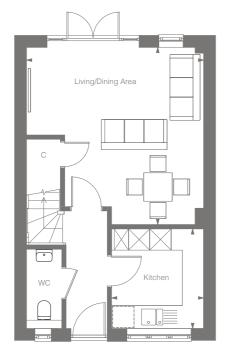
2 bedroom home

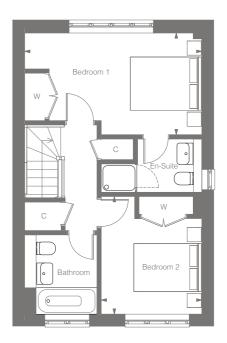






2 bedroom home 78.9 sqm | 843 sqft





## GROUND FLOOR

$\mathbf{R}$	

	Kitchen	2.80m x 2.59m	9'0" x 8'6"	Bedroom 1	4.98m x 2.86m
-	Living / Dining Area	4.98m x 4.98m	16'6" x 16'6"	Bedroom 2	3.31m x 2.83m

KEY: W - Wardrobe, C - Cupboard





## LOOR

2.86m 16'6" x 9'6" 2.83m 11'0" x 9'6"

# SPECIFICATION

#### **BEAUTIFULLY DESIGNED KITCHENS**

- » Contemporary kitchen design
- » Soft close doors and drawers
- » Laminate worktop and upstand
- » Stainless steel sink, with mono sink mixer tap by Vado
- » Electrolux stainless steel oven
- » Induction hob with integrated extractor hood
- » Energy efficient integrated Electrolux dishwasher
- » Energy efficient integrated Electrolux 70/30 split fridge/freezer

#### 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 towel warmers
- » Ceramic wall tiling to selected areas

#### **INTERIOR FINISHES**

- Amtico vinyl flooring to hall, cloakroom, kitchen/dining and bathrooms, with Cormar carpet in all remaining areas
- » White painted 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 where possible
- » Hedgehog houses in communal landscaped areas

#### **SECURITY & PEACE OF MIND**

- » Mains fed smoke/heat detector, with battery backup
- » 10 year NHBC Buildmark Warranty, including 2 year defect and emergency out of hours cover

#### EXTERNAL

- » UPVC double glazed windows with French doors to 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

- » External Air Source Heat Purr with Hot Water Cylinder
- » Radiator heating throughout
- WiFi programmable heating controls
- » LED downlights to hall, landing, kitchen, bathroom, en-suite and cloakroom with pendant lighting in remaining areas
- » White sockets and switch plates in all areas with integrated USB charging in kitchen and selected bedrooms
- » Multi-gang grid switch for kitchen appliances
- » White 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
- » PV Panels to roof
- » Electric car charging poin
- Prewire and space provision for battery storage (Home energy storage and management system – 9.5 or 13.5kWh battery – to zero bills homes: Plots 38, 62, 63, 68, 69, 70, 83, 84, 94)

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Floorplans shown are for approximate measurements only. All measurements may vary within a tolerance of 5% and are not intended to be used for carpet or appliance sizes or items of furniture. Furniture layouts are indicative only. Accordingly, due to Thakeham's policy of continuous improvement, the finished product may vary from the information provided. CGI indicative only and external finishes may vary. All customers are advised to contact Thakeham to ascertain the availability of any particular property.