

Woodgate

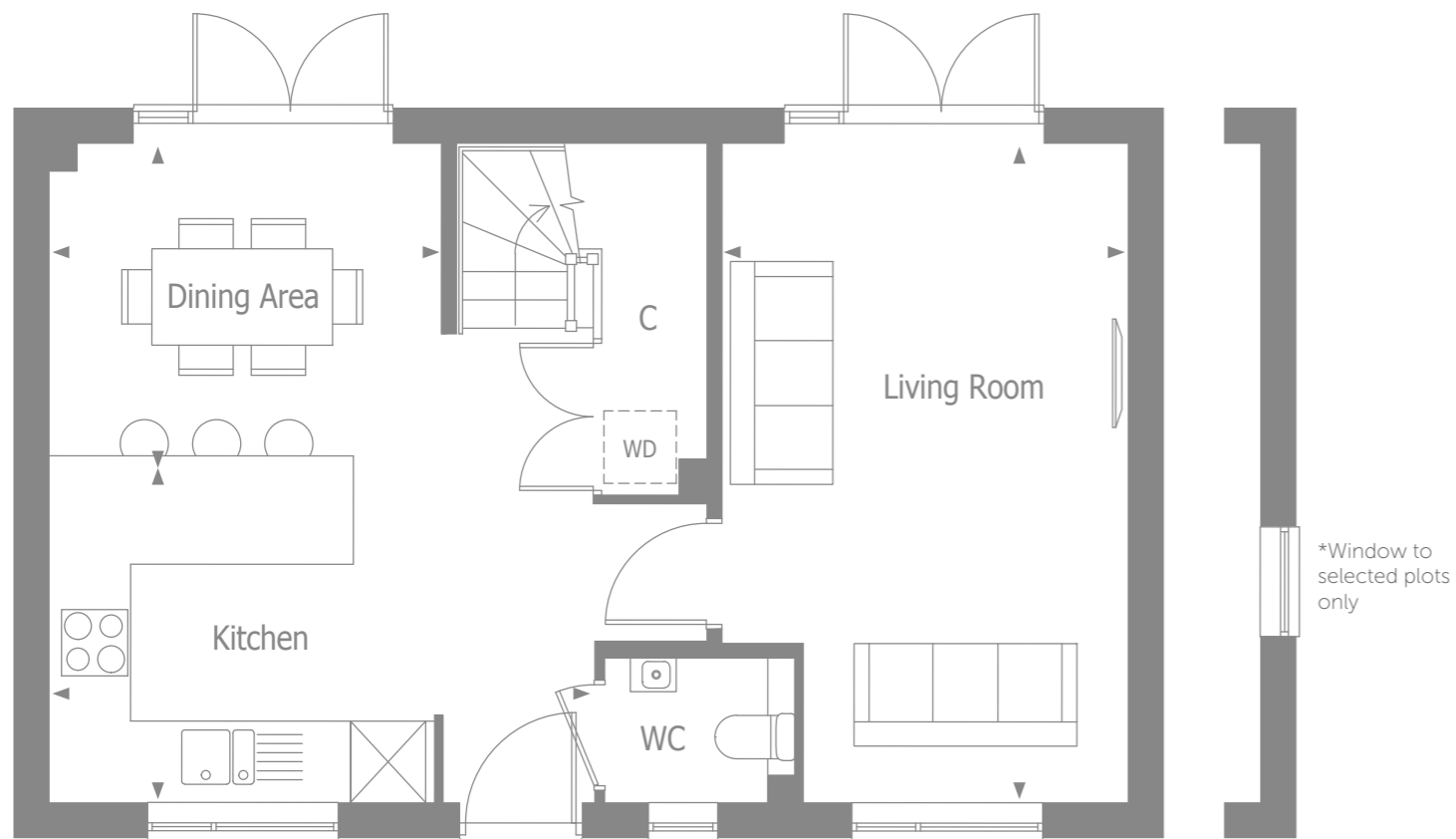
PEASE POTTAGE



COMPUTER GENERATED IMAGE, INDICATIVE ONLY

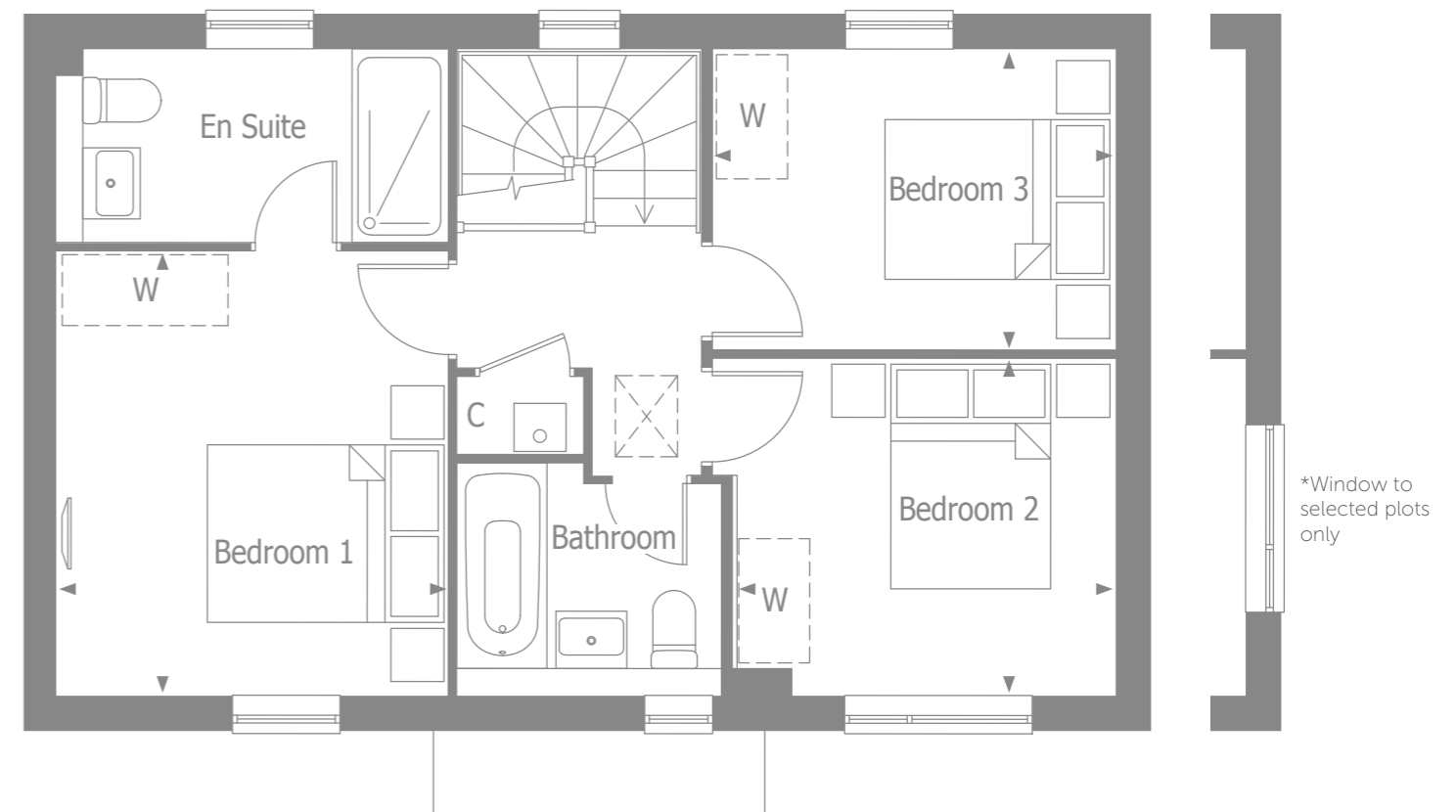
Capella

 **alphium**
BY THAKEHAM



GROUND FLOOR

Kitchen	4.46m x 2.75m	14' 8" x 9'0"
Dining Room	3.21m x 2.66m	10' 7" x 8'9"
Living Room	5.41m x 3.33m	17' 9" x 10'11"



FIRST FLOOR

Bedroom 1	3.71m x 3.27m	12' 2" x 10'9"
Bedroom 2	3.16m x 2.81m	10' 4" x 9'3"
Bedroom 3	3.37m x 2.50m	11' 1" x 8'3"
Total floor area	96.44 m²	1038 ft²

C - Cupboard WD - Space for washer dryer W - Space for wardrobe

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



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