

# Woodgate

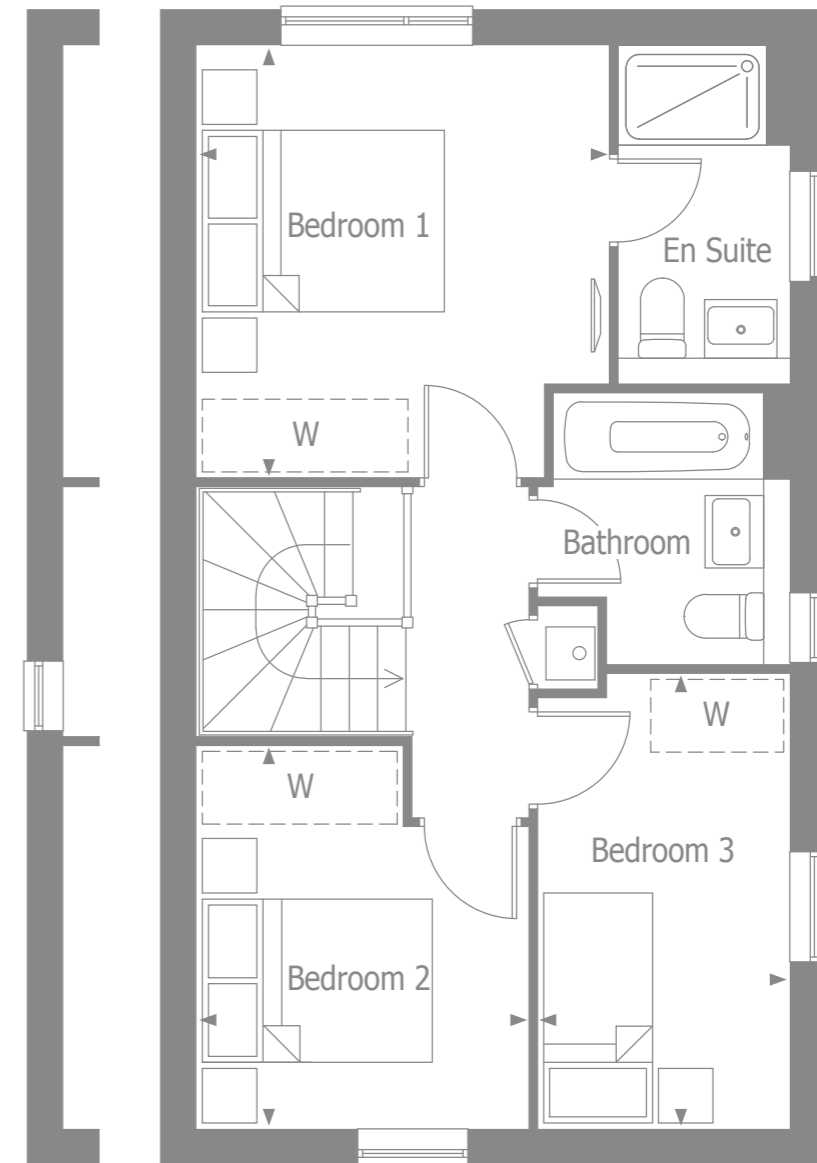
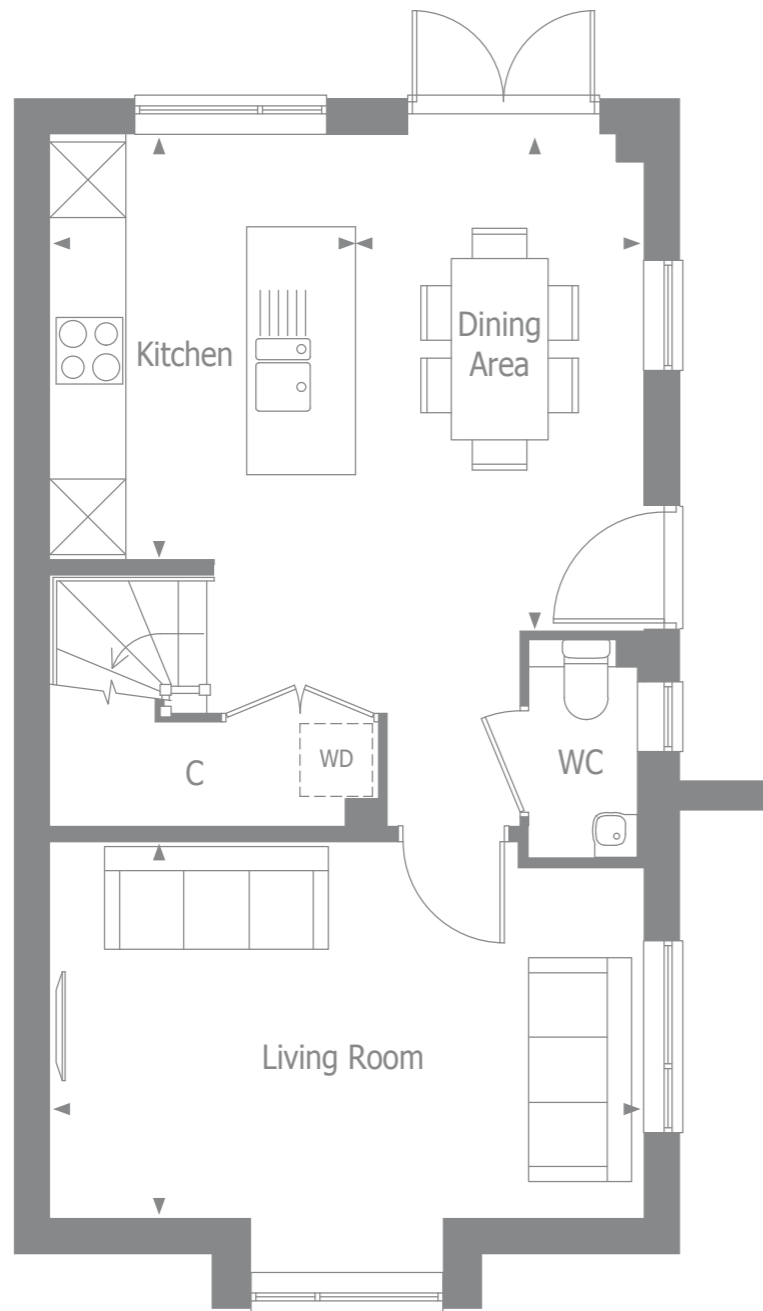
PEASE POTTAGE



COMPUTER GENERATED IMAGE, INDICATIVE ONLY

# Luna

 **alphium**  
BY THAKEHAM



\*Window to selected plots only

### GROUND FLOOR

Kitchen	3.48m x 2.50m	11' 5" x 8'2"
Dining Area	4.06m x 2.35m	13' 4" x 7'9"
Living Room	4.85m x 3.07m	15' 11" x 10'1"

### FIRST FLOOR

Bedroom 1	3.53m x 3.37m	11' 7" x 11'1"
Bedroom 2	3.13m x 2.71m	10' 3" x 8'11"
Bedroom 3	3.72m x 2.04m	12' 3" x 6'9"
<b>Total floor area</b>	<b>86.46 m<sup>2</sup></b>	<b>931 ft<sup>2</sup></b>

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 fridge/freezer
- Space & electrical/plumbing provision for 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 Moulded V groove 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