



THAKEHAM



The Merrow

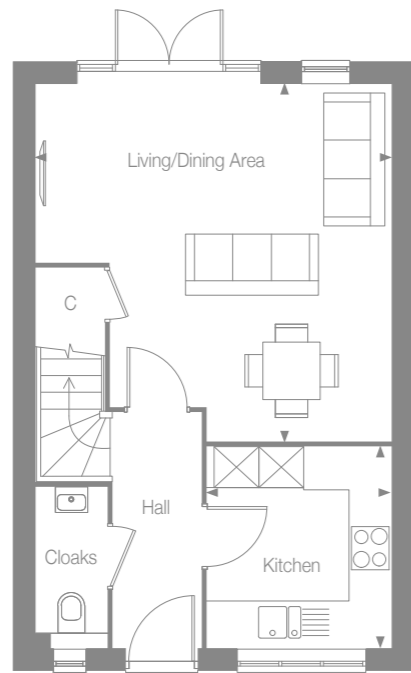
BERRY CROFT

Newick, East Sussex



THAKEHAM

### GROUND FLOOR

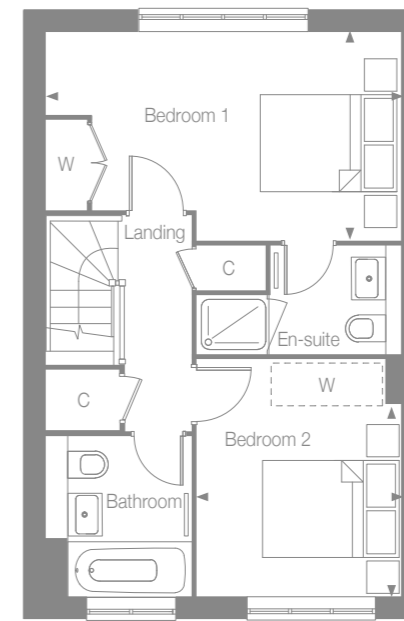


Kitchen	2.81m x 2.54m	9'2" x 8'4"
Living/Dining Area	5.06m x 4.97m	16'7" x 16'3"



THAKEHAM

### FIRST FLOOR



Bedroom 1	5.06m x 2.85m	16'7" x 9'4"
Bedroom 2	3.31m x 2.83m	10'10" x 9'3"

BERRY CROFT  
Newick, East Sussex

BERRY CROFT  
Newick, East Sussex

- W - Wardrobe
- C - Cupboard
- W - Space for wardrobe



THAKEHAM

## THE MERROW SPECIFICATION

### BEAUTIFULLY DESIGNED KITCHENS

- Contemporary kitchen designs
- Soft close doors and drawers
- Laminate worktop and upstand
- One and half bowl 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

### 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
- Porcelanosa tiles to selected areas

### INTERIOR FINISHES

- Amtico vinyl flooring to hall, cloakroom, kitchen 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

- UPVC double glazed windows with French doors to living/dining area
- 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, 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 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 and all other rooms via Sky Q technology
- TV/satellite point in living room
- Electric car charging point

BERRY CROFT

Newick, East Sussex