

The Maltings



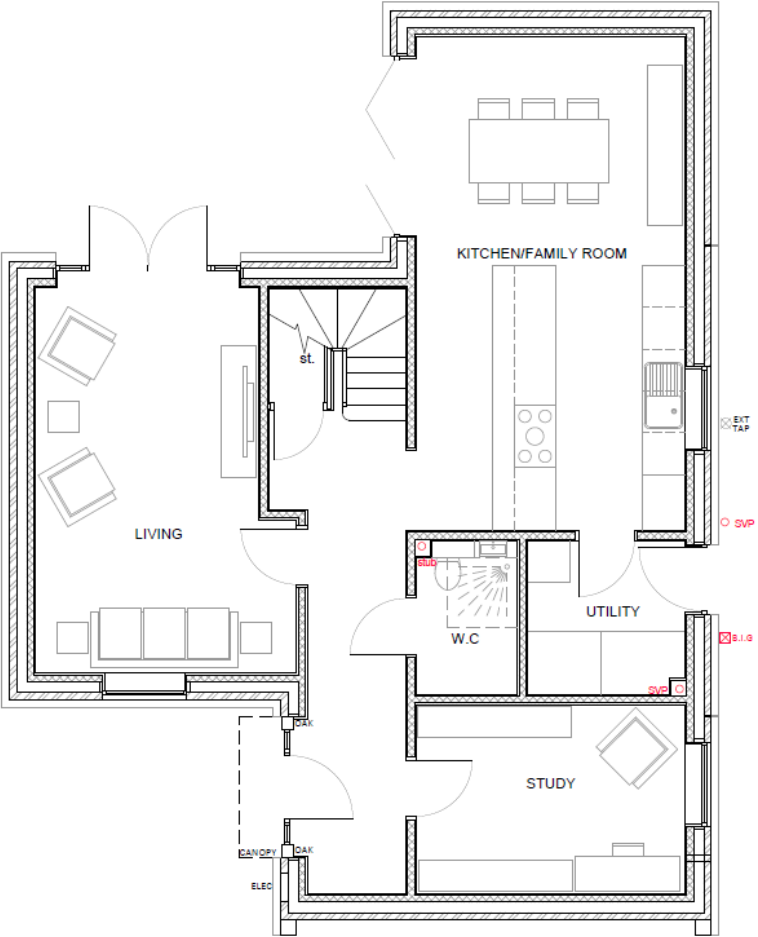
the site plan

The development layouts and landscaping details are not intended to form part of any obligation or warranty unless specifically incorporated in writing into the contract of sale. Plot images and plot boundaries including parking spaces are for illustrative purposes only and are subject to changes in planning and are correct at the time of print. Please speak to our sales team and/or your solicitor for further information.

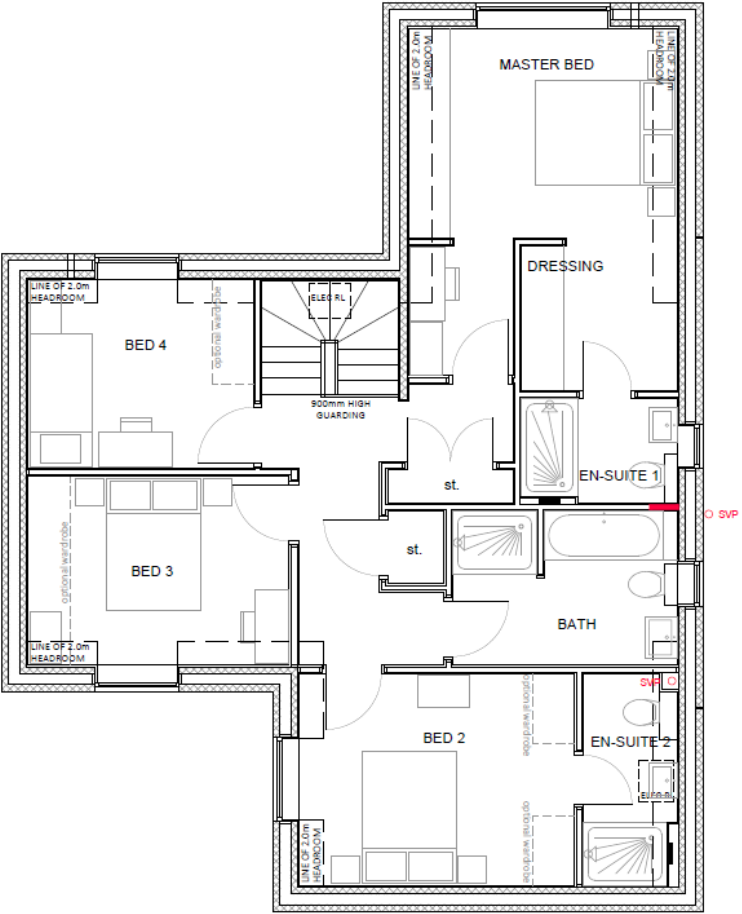
Plot 5



plot five – 1776 SqFt



Kitchen / Dining	7.21m x 3.90m	23'7" x 12'9"
Living	5.58m x 3.25m	18'3" x 10'7"
Utility	2.30m x 2.25m	7'6" x 7'4"
Study	3.90m x 2.75m	12'9" x 9'0"



Bed 1	5.21m x 3.90m	17'1" x 12'9"
Bed 2	4.35m x 3.08m	14'3" x 10'1"
Bed 3	3.79m x 2.75m	12'5" x 9'0"
Bed 4	3.29m x 2.75m	10'7" x 10'9"

External

Traditionally constructed new build with brickwork and blockwork. Plot 5 will be externally clad in Luna Natural Wood .

Windows on Plot 5 of the development will be UPVc woodgrain.

Front Door will be Timber in a Golden Oak colour

Private Driveway / access is designed to give Plot 5 access via the main courtyard. The driveway will be Brindle colour block paving enclosed by a 1.8m high brick wall.

Heating – programmable zoned central heating air source system with underfloor heating to the ground floor and traditional radiators to the first floor with thermostatic valves.

Kitchen will be individually designed by a specialist supplier to include a double oven, induction vented touch hob, Integrated dishwasher, Integrated fridge, Integrated freezer, extractor, sink, feature tap, laminate worktops with upstands and LED undercupboard lighting.

Bathrooms and Ensuite's fitted with white modern contemporary styled sanitaryware, vanity units, chrome taps and fittings, chrome heated towel rails and stylish shower enclosures.



Electrical – includes recessed spotlights, chrome switches and sockets to kitchen area, TV, BT and USB points to numerous rooms, external power sockets and external lighting.

Internal Doors are a modern white Dordogne with chrome furniture to compliment the style

Wall Tiling to bathroom & ensuite will be sourced from our quality suppliers and each room will be fully tiled within shower and bath enclosures and half tiled to all other walls.

Safety & General – Timber front door, Aluminium bi-folding door and black woodgrain effect patio doors with multi-point locking. Alarm spur points and wired smoke detectors with battery back-up.

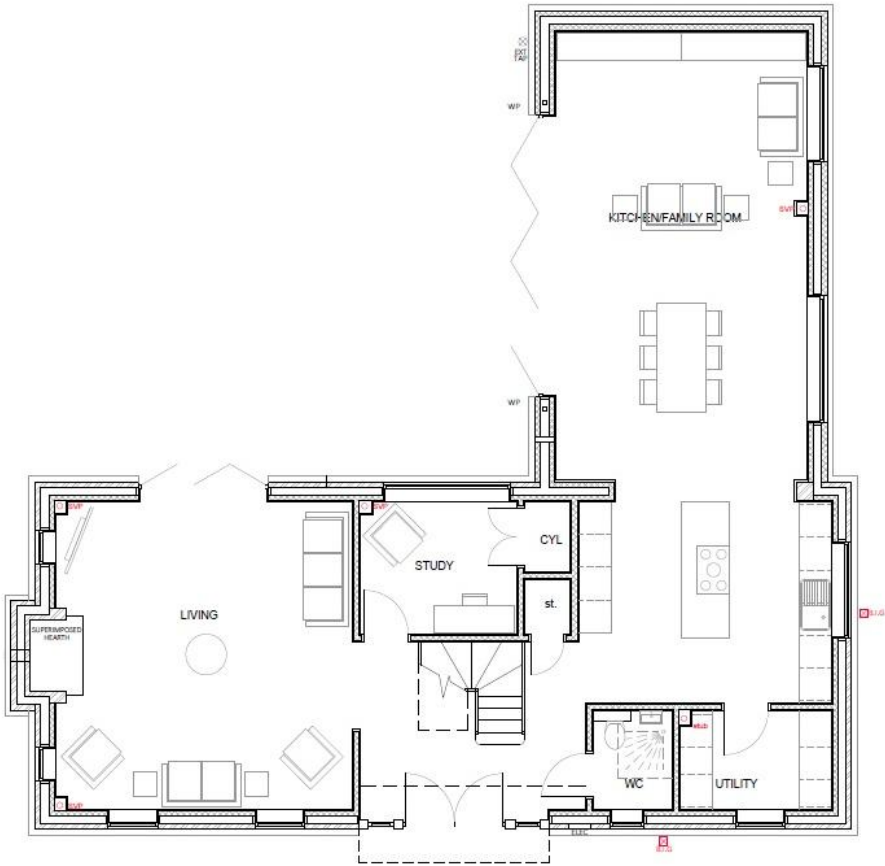
Internal Finishes – Individually designed stairs to feature oak Newell posts, oak caps, oak handrail. Modern skirting and architrave will be satin finished.

Floor Finishes will be a mixture of cushion flooring in the kitchen, utility, WC, bathrooms and Ensuities in a choice of style and colour with the option of having Carpets to all other rooms throughout.

Plot 6



plot six – 2615 SqFt



Kitchen / Dining	12.42m x 4.69m	40'9" x 15'4"
Living	5.97m x 5.70m	19'7" x 18'8"
Utility	2.84m x 1.84m	9'3" x 6'0"
Study	2.87m x 2.47m	9'5" x 8'1"



Bed 1	8.31m x 5.39m	27'3" x 17'8"
Bed 2	4.00m x 2.81m	13'1" x 9'2"
Bed 3	4.00m x 2.81m	13'1" x 9'2"
Bed 4	4.48m x 2.73m	14'8" x 8'11"
Bed 5	3.98m x 2.90m	13'0" x 9'6"

External

Traditionally constructed new build with brickwork and blockwork. Plot 6 will be externally clad in Luna Natural Wood .

Windows on Plot 6 of the development will be UPVc woodgrain.

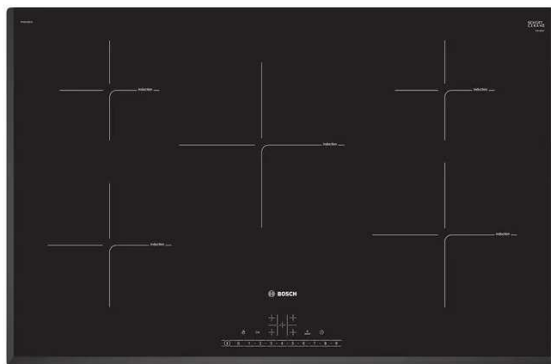
Front Door will be Timber in a Golden Oak colour

Private Driveway / access is designed to give Plot 5 access via the main courtyard. The driveway will be Brindle colour block paving enclosed by a 1.8m high brick wall.

Internal Doors are currently available either in a modern white Dordogne colour or the traditional Genoa Oak style and colour. Both options are recommended to have chrome furniture to compliment them.

Kitchen will be individually designed by a specialist supplier to include ovens, induction touch hob, Integrated dishwasher, Integrated fridge, Integrated freezer, extractor, sink, feature tap, Quartz worktops with upstands and LED undercupboard lighting.

Bathrooms and Ensuite's fitted with white modern contemporary styled sanitaryware, vanity units, chrome taps and fittings, chrome heated towel rails and stylish shower enclosures.



Electrical – includes recessed spotlights, chrome switches and sockets to kitchen area, TV, BT and USB points to numerous rooms, external power sockets and external lighting.

Heating – programmable zoned central heating air source system with underfloor heating to the ground floor and traditional radiators to the first floor with thermostatic valves.

Wall Tiling to bathroom & ensuite will be sourced from our quality suppliers and each room will be fully tiled within shower and bath enclosures and half tiled to all other walls.

Safety & General – Timber front door, Aluminium bi-folding door and black woodgrain effect patio doors with multi-point locking. Alarm spur points and wired smoke detectors with battery back-up.

Internal Finishes – Individually designed stairs to feature oak Newell posts, oak caps, oak handrail. Modern skirting and architrave will be satin finished.

Floor Finishes will be a mixture of Amtico flooring in the kitchen, utility, WC, bathrooms and Ensuities in a choice of style and colour with the option of having Carpets to all other rooms throughout.