



# THE HEATON

HOME 46 & 47



LILLYBANK  
BATTLE

# THE HEATON SPECIFICATION



## ELECTRICAL AND MULTIMEDIA

- Chrome switch plates and sockets throughout.
- Double socket with USB inserts included in kitchen area, each side of bed position in bedroom 1 and one in each other bedroom.
- Recessed down lights or pendant lighting to all rooms.
- TV and BT points are provided to selected rooms with a provision for Sky Q (box, dish and subscription not included).
- CAT6 cabling from master BT point (under stairs cupboard) to TV position in the living room, bedroom 1 and study/family room to allow for hard wired internet access to these locations only. Other locations to rely on wireless internet access (subscription not included).
- Provision for future car charging station with a termination point or blanking plate within the garage (charging unit to be installed by the occupier if and when required).
- Power provided to loft area.

## CENTRAL HEATING AND HOT WATER

- An efficient gas-fired central heating system, via radiators with thermostatic controls, is provided in conjunction with a pressurised hot water cylinder.

## PEACE OF MIND

- An alarm system is provided to ground floor and landing.
- Double glazed PVCu windows and doors with multi point locking system.
- External lighting provided.
- A mains fed smoke alarm is fitted to the hall and landing with a battery backup.

## FINISHING TOUCHES

- Vertical five panel moulded internal doors with chrome fittings finished in a white gloss with half glazed doors to the kitchen/breakfast/garden room, dining room and living room.
- French doors provided to the living room.
- Aluminium bi-fold doors provided to the kitchen/breakfast/garden room.
- White painted softwood staircase with oak handrail.
- Sliding wardrobe doors with shelf and hanging space in bedroom 1 and 2
- All internal walls to be painted white.
- All internal joinery will consist attractive skirtings and architraves finished in a white gloss.
- Karndean flooring fitted to the entrance hall, ground floor shower room, cloakroom, kitchen/breakfast/garden room, bathroom and en suites.

## EXTERNAL FEATURES

- Landscaped front garden with feature planting.
- Turf to rear garden with an area of patio.
- External tap provided.
- Double external waterproof socket outlet.
- Single garage to have electronically operated 'up and over' door with remote control, power and light.

## AFTERCARE

- Elivia Homes Eastern has a dedicated Customer Aftercare Department providing peace of mind for two years after you move into the property.

## SERVICES

- Mains electricity, gas and drainage.
- BT Fibre Broadband speed up to 300mb (Subject to connection and subscription).

## GUARANTEES

- All the homes come with a ten-year Premier warranty.

## TENURE

- Freehold.

## PEA = B

## KITCHEN FEATURES

- The shaker style kitchen is equipped with a range of wall and floor cabinets with Stone worktops, up stand and splash back.
- Fully integrated appliances to include a 5-zone induction hob, extractor, single electric oven with grill, combi microwave oven, full height fridge, full height freezer, washer dryer and dishwasher and wine cooler.

## BATHROOM, EN SUITES, SHOWER ROOM AND CLOAKROOM

- Contemporary white suites with chrome fittings.
- Cabinetry to cloakroom, bathroom and en suite 1.
- Heated chrome towel rail provided to the bathroom, shower room and en suites.
- Mirror and shaver socket provided to the bathroom, shower room and en suites.
- Ceramic wall tiles to the bathroom, shower room, en suites and cloakroom.

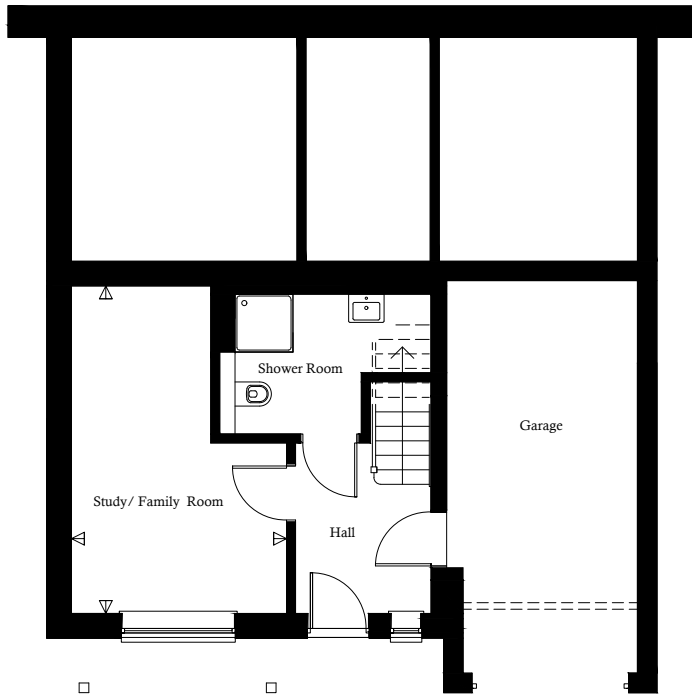


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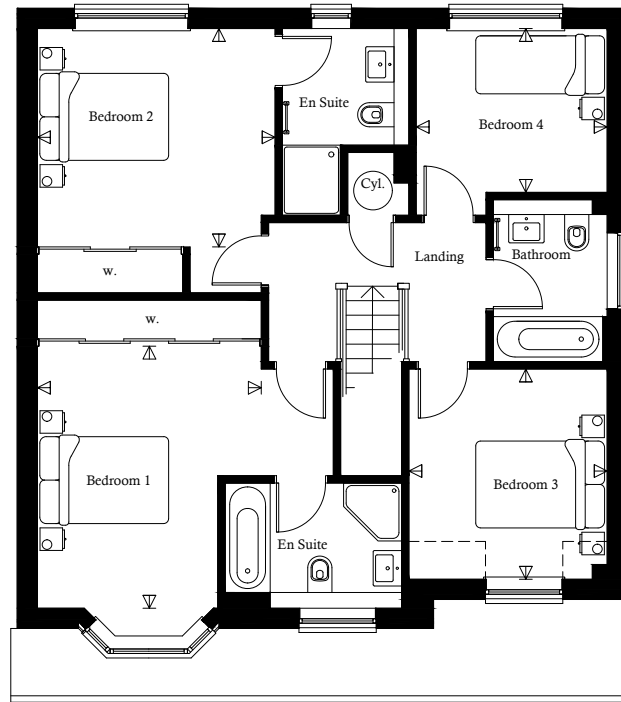
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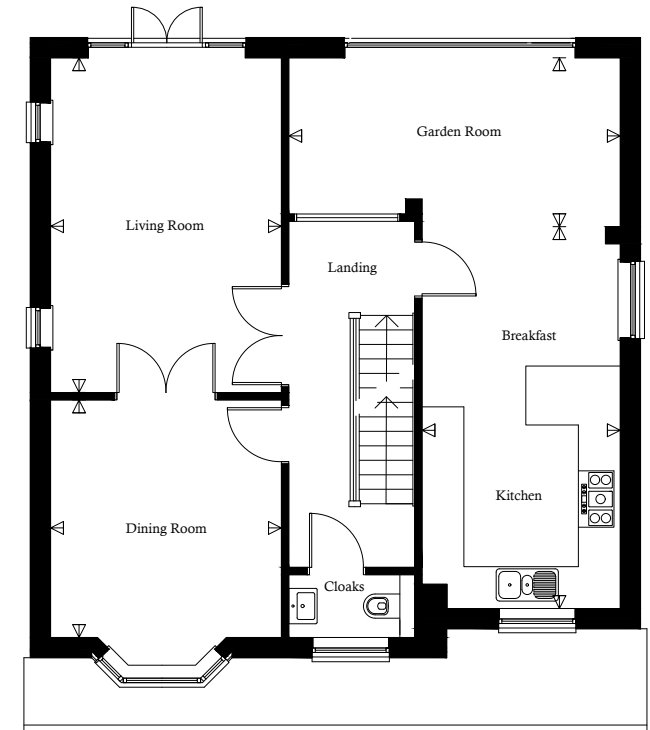
## 4 BEDROOM DETACHED



GROUND FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

### GROUND FLOOR

Study/Family Room  
3.34m (max) x 5.09m (max)  
11'-0" (max) x 16'-8" (max)

### FIRST FLOOR

Living Room  
3.58m x 5.20m  
11'-9" x 17'-1"

Dining Room  
3.58m x 3.69m  
11'-9" x 12'-1"

Kitchen/Breakfast  
3.08m x 5.93m  
10'-1" x 19'-5"

Garden Room  
5.15m x 2.62m  
16'-11" x 8'-7"

### SECOND FLOOR

Bedroom 1  
3.48m x 4.07m  
11'-5" x 13'-4"

Bedroom 2  
3.69m x 3.39m  
12'-1" x 11'-1"

Bedroom 3  
3.08m x 3.27m  
10'-1" x 10'-9"

Bedroom 4  
2.97m x 2.55m  
9'-9" x 8'-4"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



# ELIVIA HOMES



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