



SAFFRON HOUSE

HOME 3



SUMMERFIELD
NURSERIES

STAPLE

SAFFRON HOUSE SPECIFICATION



KITCHEN FEATURES

- The shaker style kitchen is equipped with a comprehensive range of wall and floor units with stone worktops, up stand and splash back.
- Fully integrated appliances to include a 5-ring induction hob, extractor, 2 x single ovens with grill, full height fridge and full height freezer, wine cooler, washer/dryer and dishwasher.

BATHROOM, EN SUITES AND CLOAKROOM

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

ELECTRICAL AND MULTIMEDIA

- Chrome switch plates and sockets throughout.
- Double sockets 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, study and bedroom 1 to allow for hard wired internet access to these locations only. Other locations to rely on wireless internet access (Subscription not included).
- Car charging station provided to double garage.
- Power provided to loft area.

CENTRAL HEATING AND HOT WATER

- Underfloor heating to ground floor via Air source heat pump with thermostat control. Radiators to first floor with wireless thermostat. Hot water controlled via Hot Water Cylinder.

PEACE OF MIND

- An alarm system is provided to both the house and garage with PIRs to ground floor, landing and bedroom 1.
- Double glazed PVCu windows and doors with multi point locking system.
- External lighting provided to all external doors.
- A mains fed smoke alarm is fitted to the hall and landing with a battery backup.
- Heat detector provided to the kitchen.

FINISHING TOUCHES

- Four panel ladder moulded internal doors with chrome fittings finished in a white gloss with full glazed doors to the kitchen/family/living area and sung/TV room.
- Sliding patio doors provided to the family/living area.
- Brick fireplace with bressumer beam and wood burning stove provided to the living area.
- White painted softwood staircase with oak handrail.
- Sliding wardrobe doors with shelf and hanging space in bedroom 1 and 2.
- Wardrobe with shelf and hanging space in bedroom 2.
- All internal joinery will consist attractive skirtings and architraves finished in a white gloss.
- Amtico flooring fitted to the kitchen/family/living area, dining room, snug/tv room, hallway, cloakroom, bathroom and en suites.

EXTERNAL FEATURES

- Landscaped front garden with feature planting.
- Turf to rear garden with an area of patio.
- External waterproof socket provided.
- External tap provided.
- 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 and drainage.
- BT high speed fibre to the property. Final speed may vary depending on your local network and provider (subject to connection and subscription).

GUARANTEES

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

TENURE

- Freehold.
- PEA = B

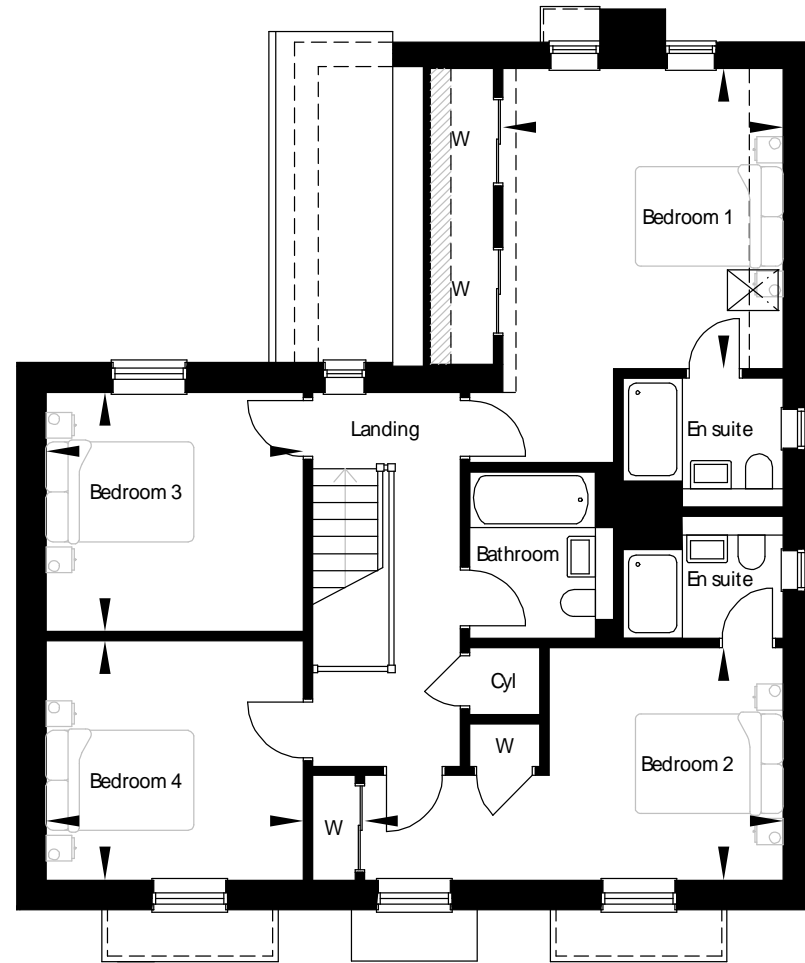
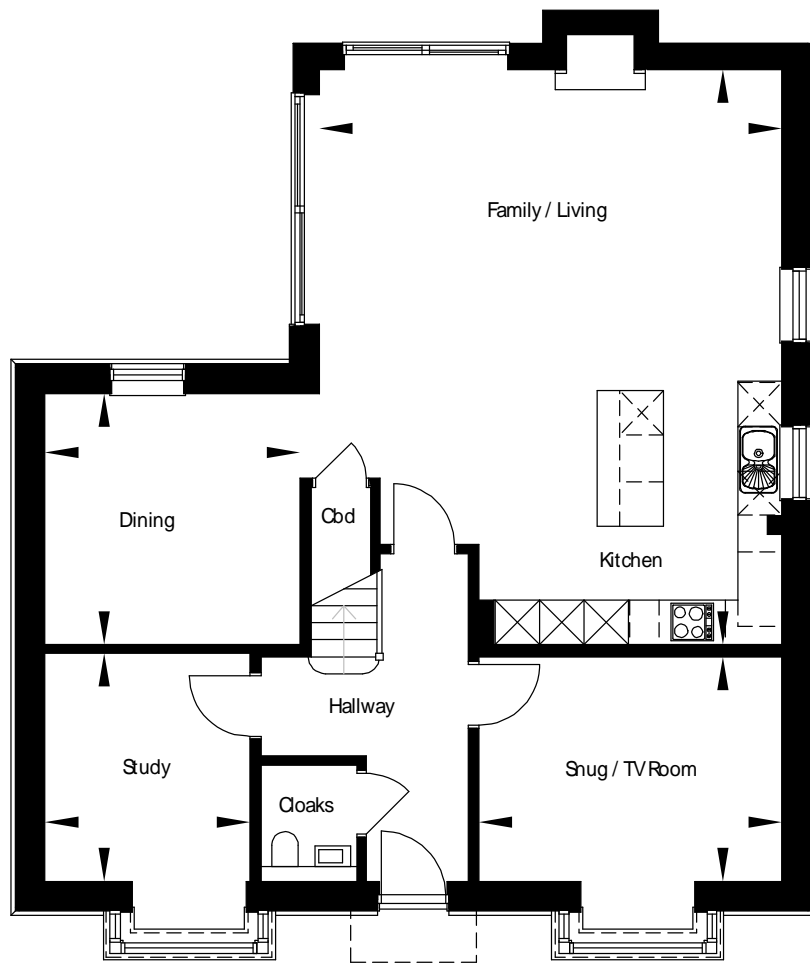


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4-BEDROOM, DETACHED



GROUND FLOOR

Kitchen / Family / Living Area

7785mm x 6265mm
25'-6" x 20'-6"

Dining Area

3450mm x 3400mm
11'-3" x 11'-1"

Snug / Tv Room

4100mm x 3040mm
13'-5" x 9'-11"

Study

3085mm x 2775mm
10'-1" x 9'-1"

FIRST FLOOR

Bedroom 1

4065mm x 3795mm
13'-4" x 12'-5"

Bedroom 2

5665mm x 3150mm
18'-7" x 10'-4"

Bedroom 3

3485mm x 3240mm
11'-5" x 10'-7"

Bedroom 4

3485mm x 3240mm
11'-5" x 10'-7"


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Potential Future
Development

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4-BEDROOM, DETACHED



**SUMMERFIELD
NURSERIES**
STAPLE

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