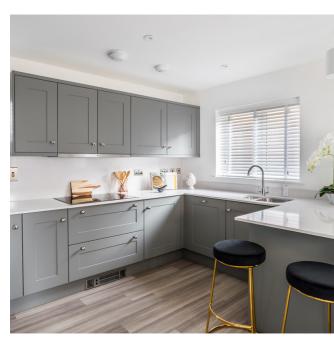


# THE ALLIUM

HOME 11



## THE ALLIUM 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 and dishwasher.
- Utility is provided with a range of base units, laminate work surface, stainless steel sink and drainer with space for freestanding washing machine and condenser dryer.

#### 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 AFTERCARE 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
- 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 dining/living/ kitchen area and garden room.
- Sliding patio doors provided to the garden room and 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
- All internal joinery will consist attractive skirtings and architraves finished in a white gloss.
- Amtico flooring fitted to the dining/living/kitchen area, utility, hallway, cloakroom, garden room, study, 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.

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



## THE ALLIUM - HOME 11

4-BEDROOM, DETACHED



### GROUND FLOOR

Kitchen / Living / Dining Area

8065mm x 7080mm 26'-5" x 23'-2" Garden Room

3300mm x 3030mm 10'-9" x 9'-11" Study

3150mm x 2480mm 10'-4" x 8'-1"

### FIRST FLOOR

Bedroom 1

3650mm x 3455mm 11'-11" x 11'-4" Bedroom 2 3910mm x 3035mm

12'-9" x 9'-11"

Bedroom 3

Bedroom 4

4050mm x 2903mm 13'-3" x 9'-6" 4050mm x 2903mm 13'-3" x 9'-6"









Protection for new-build home buyers

Summerfield Nurseries is a splendid collection of 17 homes, of which 11 are four-bedroom detached homes for private sale and is situated just outside the village of Staple, Kent.

> Summerfield Nurseries Barnsole Road Staple Kent

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