



# IVY COTTAGE

HOME 12



SUMMERFIELD  
NURSERIES

STAPLE



# IVY COTTAGE 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 an induction hob, with built in 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 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 dining/living area and kitchen/family area.
- Sliding patio door provided to the dining 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 and 2.
- All internal joinery will consist attractive skirtings and architraves finished in a white gloss.
- Amtico flooring fitted to the dining/living/kitchen/family areas, utility, hallway, study, 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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# IVY COTTAGE - HOME 12

4-BEDROOM, DETACHED



## GROUND FLOOR

Kitchen / Family Area

5490mm x 3935mm  
18'-0" x 12'-10"

Living / Dining Room

7390mm x 5260mm  
24'-2" x 17'-3"

Study

3015mm x 2725mm  
9'-10" x 8'-11"

## FIRST FLOOR

Bedroom 1

3900mm x 3335mm  
12'-9" x 10'-11"

Bedroom 2

3820mm x 3260mm  
12'-6" x 10'-8"

Bedroom 3

4,560mm x 3200mm  
14'-11" x 10'-6"

Bedroom 4

3665mm x 3295mm  
12'-0" x 10'-9"

  
**ELIVIA**  
— HOMES —

Potential Future  
Development

**12** **IVY COTTAGE**  
4-BEDROOM, DETACHED



**SUMMERFIELD**  
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