



# THE BARNHAM

HOME 27



LANTHORNE PLACE

BROADSTAIRS



# THE BARNHAM SPECIFICATION



## KITCHEN FEATURES

- The shaker style kitchen is equipped with a range of wall and floor cabinets with laminate worktops, upstand and splash back.
- Fully integrated appliances to include a 4-zone induction hob, extractor, 2 x single oven with grill, full height fridge, full height freezer, dishwasher and wine cooler.
- Utility is provided with a base unit, laminate worktop and space for a washing machine and condenser dryer.

## BATHROOM, EN SUITE AND CLOAKROOM

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

## ELECTRICAL AND MULTIMEDIA

- White switch plates and sockets provided to all rooms.
- Double socket with USB inserts to be included in kitchen and each side of the bed position in bedroom 1 and one in each of the remaining bedrooms.
- Recessed down lights or pendant lighting to all rooms.
- TV and BT points are provided to selected rooms with a provision for Sky plus HD (box, dish and subscription not included).
- CAT6 cabling from master BT point (under stairs cupboard) to TV position in the living room 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).
- Electric car charging station provided to single garage.
- Power provided to loft area.

## CENTRAL HEATING AND HOT WATER

- An efficient combination boiler controls both the hot water and central heating system, via radiators with thermostatic controls.

## PEACE OF MIND

- 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.
- An alarm system is provided to ground floor and landing and bedroom 1.

## FINISHING TOUCHES

- Vertical five panel moulded internal doors with chrome fittings finished in a white gloss with half glazed doors to the kitchen/breakfast/family room, dining room and living room.
- Aluminium bi-fold doors provided to the rear of the kitchen/breakfast/family room.
- French doors provided to the rear of the living room.
- White painted softwood staircase with oak handrail.
- All Internal walls finished in white paint.
- Sliding wardrobe doors with shelf and hanging space provided to bedroom 1 and 2.
- All internal joinery will consist of attractive skirtings and architraves finished in a white gloss.
- Karndean flooring fitted plank style to the kitchen/breakfast/family room, utility, hallway, cloakroom, en suite and bathroom.

## EXTERNAL FEATURES

- Landscaped front garden with feature planting.
- Turf to rear garden with an area of patio.
- External tap provided.
- 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 mains drainage.
- BT Fibre Broadband speed up to 300mb (Subject to connection and subscription).

## GUARANTEES

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

## TENURE

- Freehold.

PEA = B

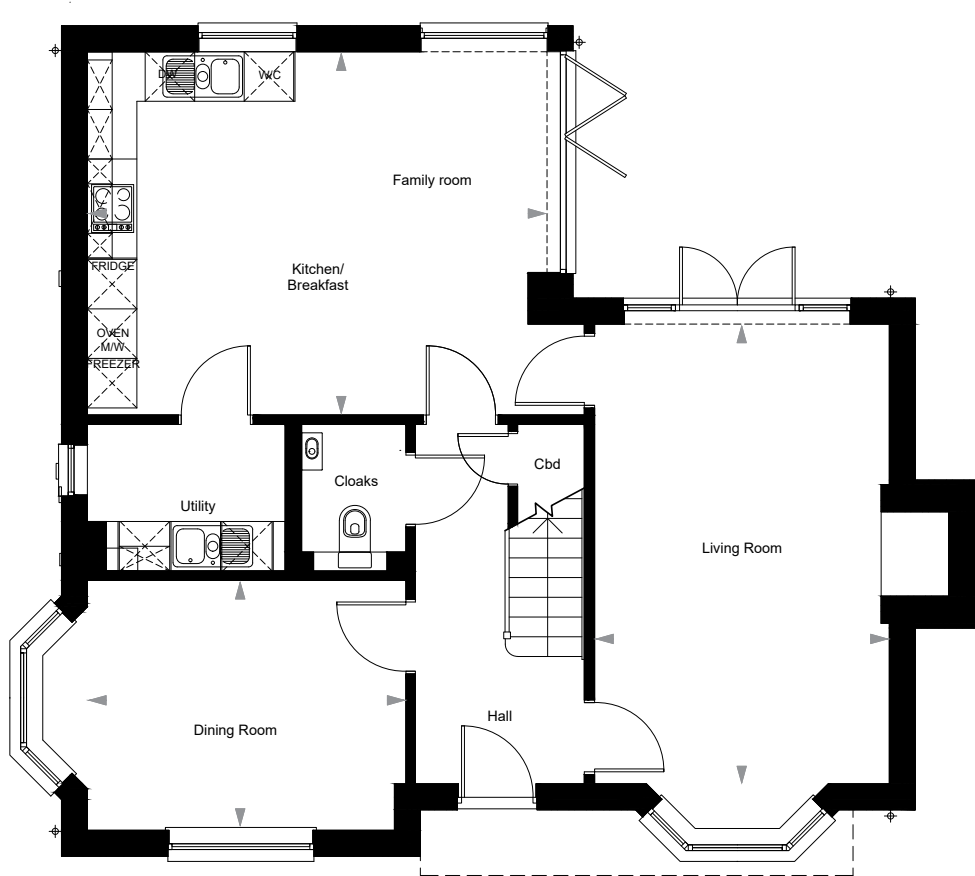


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4-BEDROOM, DETACHED



## GROUND FLOOR

Kitchen/Breakfast/Family

5.57m x 4.41m  
18'-3" x 14'-5"

Dining Room

3.86m x 3.02m  
12'-7" x 9'-11"

Living Room

3.57m x 5.57m  
11'-8" x 18'-3"

## FIRST FLOOR

Bedroom 1

4.03m x 3.9m  
13'-2" x 12'-9"

Bedroom 2

3.14m x 3.02m  
10'-3" x 9'-11"

Bedroom 3

3.59m x 2.63m  
11'-9" x 8'-7"

Bedroom 4

3.59m x 2.81m  
11'-9" x 9'-2"

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.





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This development benefits from a Residents Management Company with an annual service charge.



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