

The Wrockwardine

Your home, an attractive three bedroom semi-detached home offers a spacious open plan kitchen/diner and living space with patio doors leading to a generous rear garden and patio area. Perfect for growing families, the first floor delivers three bedrooms which includes a master bedroom with a fitted wardrobe and ensuite shower room..

Specifications

| General | | | |
|-------------------------------|---|-------------------------|---|
| Freeview | All beds, lounge & diner | | ✓ |
| USB plates | Master bed | | ✓ |
| | Kitchen/diner | | ✓ |
| Media plate | Lounge | CAT 5 connectivity | ✓ |
| Additional CAT5 point | Bed 3 | | ✓ |
| Security alarm | Wireless system only | No service contract | * |
| External lighting | Front & rear | | ✓ |
| Sockets/switches | White plastic | | ✓ |
| | Satin nickel | | * |
| Doorbell | | | ✓ |
| Washer/dryer | Space only | Ground floor store | ✓ |
| Wall paint | White | Matt emulsion | ✓ |
| Ceiling paint | White | Matt emulsion | ✓ |
| Woodwork & doors | White | Satin | ✓ |
| Internal doors | Vertical 5 panel style | White | ✓ |
| Internal door furniture | Satin nickel | | ✓ |
| Windows, doors & patio doors | Lockable UPVC double-glazed units with chrome handles | | ✓ |
| Contemporary wardrobe | Master bed | | ✓ |
| Additional wardrobe(s) | | | * |
| Electrical heater to AC | | | ✓ |
| Boiler | Worcester | 5-year warranty | ✓ |
| Thermostat | Standard programmable | | ✓ |
| | Honeywell T6 | Interactive | * |
| Heating zones | Single zone | | ✓ |
| Kitchen | | | |
| Choice of worktop | Premium worktop | Matching upstand | ✓ |
| | Silestone 20mm | Matching upstand | * |
| Choice of kitchen door fronts | Koncept range | From our selection | ✓ |
| | Gallery range | From our selection | * |
| Wall tiling | Wall of hob only | Wall of hob only | ✓ |
| Additional wall tiling | Additional wall tiling | | * |
| Induction hob | Montpellier | 590 mm | ✓ |
| Eye level oven | Zanussi | Double oven | ✓ |
| Cooker hood | Montpellier | Stainless steel chimney | ✓ |
| Fridge/freezer (70:30) | Montpellier | Integrated | ✓ |
| Dishwasher | Montpellier | Integrated | * |
| Flooring | Vinyl | Kitchen area | ✓ |
| Additional flooring | Ceramic, laminate or LVT | Diner/lounge/kitchen | * |
| Under cupboard lighting | LED strip lighting | | ✓ |
| Plinth lighting | | | * |
| Integrated EcoBin | Within designated base unit | | ✓ |
| Sink | 1.5 bowl | Stainless steel | ✓ |
| | | Ceramic (white) | ✓ |
| | 1.5 under mounted (Silestone only) | Stainless steel | * |
| Swan neck tap | Chrome | | ✓ |
| Spray tap | | | * |
| Downlighters | White finish | | ✓ |

| WC | | | |
|--|------------------------------|-------|---|
| Wall tiling | SB (Sink) | | ✓ |
| Flooring | Vinyl | | ✓ |
| Additional flooring | Ceramic tiles | | * |
| Contemporary sanitaryware | White | | ✓ |
| Mono mixer tap | Chrome | | ✓ |
| Bathroom | | | |
| Wall tiling | FH (Bath), SB (Sink) | | ✓ |
| Flooring | Vinyl | | ✓ |
| Additional flooring | Ceramic tiles | | * |
| Shower | Thermostatic controlled | Zing | ✓ |
| Shower screen | Splashguard over bath | | ✓ |
| Shaver socket | White plastic | | ✓ |
| | Satin nickel | | * |
| Downlighters | White finish | | ✓ |
| Towel radiator | Polished chrome | | ✓ |
| Contemporary sanitaryware | White | | ✓ |
| Mono mixer tap | Chrome | | ✓ |
| Master Bedroom En-Suite | | | |
| Wall tiling | FH (Shower), SB (Sink) | | ✓ |
| Flooring | Vinyl | | ✓ |
| Additional flooring | Ceramic tiles | | * |
| Shower | Thermostatic controlled | Zing | ✓ |
| | Drench head | Carre | * |
| Shaver socket | White plastic | | ✓ |
| | Satin nickel | | * |
| Downlighters | White finish | | ✓ |
| Towel radiator | Polished chrome | | ✓ |
| Contemporary sanitaryware | White | | ✓ |
| Mono mixer tap | Chrome | | ✓ |
| External | | | |
| Water tap | | | ✓ |
| Fencing | As boundary plan | | ✓ |
| Turf | Rear garden | | ✓ |
| | Front garden | | ✓ |
| Outdoor electrical socket | Double socket | | ✓ |
| Patio | | | ✓ |
| Electric supply suitable for car charger | Customer conversion required | 230v | ✓ |

KEY:

FH — Full Height

SB — Splashback

* — Optional Extras

* Any optional extras are subject to build stage, are payable at point of order and are non-refundable. Specification correct at time of printing. SJ Roberts Homes reserve the right to amend if necessary.