

The Cardeston

4 Bedroom House



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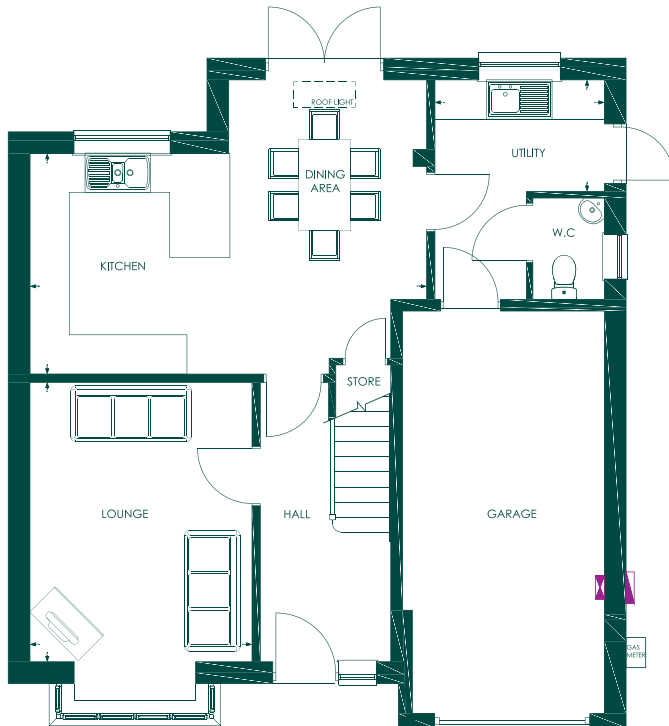

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HOMES

**ALLSCOTT
MEADS**
SHROPSHIRE



The Cardeston

4 Bedroom House – 124 m²



THE GROUND FLOOR

Kitchen/Dining: 6060 x 3370 mm

Lounge: 4270 x 3390 mm

Utility: 2590 x 1700 mm



THE FIRST FLOOR

Master Bedroom: 3260 x 3160 mm

En-Suite: 2980 x 1700 mm

Dressing Room: 2250 x 1510 mm

Bedroom 02: 3710 x 2950 mm

Bedroom 03: 3950 x 2700 mm

Bedroom 04: 2710 x 2100 mm

Bathroom: 2650 x 1700 mm

IMPORTANT NOTICE

This property is detached and available with a right or left handed layout. The above plan shows a left handed property.

Images are for illustration purposes only. Individual features such as windows, bricks and the colour of materials may vary. Floor plans are intended to give a general indication of the proposed floor layout only. Dimensions should not be used for carpet sizes, appliance spaces or items of furniture. Dimensions are accurate to +/- 50mm. Images and dimensions are not intended to form part of any contract or warranty. Furniture and landscaping is shown for illustrative purposes only. SJ Roberts Homes reserves the right to amend the layout if necessary.

Your Home

The Cardeston is a light and airy four-bedroom detached home with integral garage. Roof lights to the rear of the property flood the dining area and both bathrooms with natural light to maximise the space and create a healthier home. The spacious master bedroom benefits from two large wardrobes and a dressing area, as well as a generous en suite shower room.

Specifications

General			
Freeview	All beds & data plates		✓
USB plates	Master bed		✓
	kitchen/diner		✓
Security alarm	Bells only fitted system	No service contract	*
External lighting	Front & rear	Half coach	✓
Sockets/switches	Satin nickel		✓
Doorbell			✓
Wall paint	White	Matt	✓
Ceiling paint	White	Matt	✓
Woodwork	White	Mid sheen	
Internal doors	Vertical 5 panel	White	✓
	Vertical 5 panel	Oak veneer	*
Internal door furniture	Satin nickel		✓
Velux roof lights	See layout	Manual	✓
	Electrical operation	Remote control package	*
	Active package	Remote control package plus active sensor	*
	Active sensor	Additional sensor	*
Windows, doors & patio doors	Lockable UPVC double-glazed units with chrome handles		✓
Contemporary wardrobe	Master bed		✓
Wardrobe to bed 2, 3 & 4			*
Boiler	Worcester	5-year warranty	✓
Thermostat	Standard programmable		✓
	Honeywell T6	Interactive	*
Heating zones	Dual zones		✓
Kitchen			
Choice of worktop	Premium 38 mm worktop	Matching upstand	✓
	Silestone	Matching upstand	*
Choice of kitchen door fronts	In line mix/match		✓
	Shaker style		✓
Splashback	Tiled	Wall of hob only	✓
	Additional wall tiling		*
Induction hob	Montpellier	900 mm	✓
	Neff	900 mm	*
Eye level oven	Neff	Double oven	✓
Stainless steel cooker hood	Montpellier		✓
Dishwasher	Montpellier	Integrated	✓
Fridge/freezer (70:30)	Montpellier	Integrated	✓
Wine cooler	Montpellier	300 mm	*
Flooring	Ceramic tiles	Kitchen area	✓
		Dining area	*
Under cupboard lighting	LED strip lighting		✓
Plinth lighting			*
Stainless steel sink	1.5 bowl	Low profile	✓
	1.5 bowl	Under mounted	*
Swan neck tap	Stainless steel		✓
Spray tap	"Ellipse"		*
Downlighters	White finish		✓

Utility			
Worktop upstand	To match kitchen		✓
	Silestone		*
Kitchen door fronts	To match kitchen		✓
Washer & dryer	Space only		✓
Stainless steel sink	Single bowl	Low Profile	✓
	Single bowl	Under mounted	*
Swan neck tap	Stainless steel		✓
Spray tap	"Ellipse"		*
Flooring	Ceramic tiles		✓
WC			
Wall tiling	SB (Sink), FW (Behind WC)		✓
Flooring	Ceramic tiles		✓
Contemporary sanitaryware	White		✓
Mono mixer tap	Stainless steel		✓
Bathroom			
Wall tiling	FH (Bath) HH (All other walls)		✓
Flooring	Ceramic tiles		✓
Shower	Thermostatic controlled	Frenzy	✓
Shower screen	Splash guard over bath		✓
Shaver socket	White		✓
	Satin nickel		*
Downlighters	White finish		✓
Towel radiator	Polished chrome		✓
Contemporary sanitaryware	White		✓
Mono mixer tap	Stainless steel		✓
Master Bedroom En-Suite			
Wall tiling	FH (Shower) HH (All other walls)		✓
Flooring	Ceramic tiles		✓
Drench shower	Carre		✓
Shaver socket	White		✓
	Satin nickel		*
Downlighters	White finish		✓
Towel radiator	Polished chrome		✓
Contemporary sanitaryware	White		✓
Mono mixer tap	Stainless steel		✓
Garage			
Fluorescent light			✓
Sockets/switches	White		✓
Manual up and over door	White		✓
Electric garage door	White		*
External			
Water tap			✓
Fencing	As boundary plan		✓
Seeded lawn	Rear garden		✓
Turf	Rear garden		*
Turf	Front garden		✓
Electric socket	Double socket		✓
Patio			✓

KEY:

FH – Full Height

HH – Half Height

FW – Feature Wall

* – Optional Extras

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

Take a look at the future of living.

Origin Phase: Plots 1-46

 *Plots 1-5 are sales suites and a show home area

- | | | | |
|---|---|---|---|
|  The Calcott
2 bedrooms |  The Ridgebourne
3 bedrooms |  The Tibberton
3 bedrooms |  The Erccall
4 bedrooms |
|  The Croft
2 bedrooms |  The Bowbrook
3 bedrooms |  The Cardeston
4 bedrooms |  The Attingham
5 bedrooms |
|  The Walcot
2 bedrooms |  The Copthorne
3 bedrooms |  The Annscroft
4 bedrooms |  Affordable
Housing |
|  The Longden
3 bedrooms |  The Edgmond
3 bedrooms |  The Sutton
4 bedrooms | |
|  The Claremont
3 bedrooms |  The Meole
3 bedrooms |  The Mytton
4 bedrooms | |

