



# Meadow Brook

HOUSES SPECIFICATION

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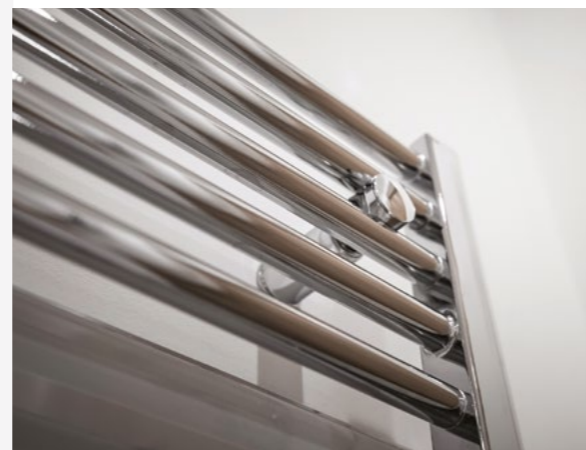
OUTRIGHT SALE

# Beautifully designed homes

**Our contemporary homes at Meadow Brook in Chalgrove have been built to exacting standards.**

At Meadow Brook, you can expect a distinctive home offering generous living space and high quality finishing touches. Visual appeal carries through every room, from the modern fitted kitchen to the sleek family bathrooms and en-suites with high specification sanitaryware.

Every home comfort has been thought of so you can enjoy energy efficient, low maintenance living — with all the room you need to relax, work and entertain.



Photography from previous Places for People development.

## SPECIFICATION

### KITCHEN

- Kitchens by Moores Furniture Group
- Soft close doors and drawers
- Laminate work surfaces with matching up stands
- Glass splash back to the hob
- Under cupboard lighting
- 1 and ½ bowl stainless steel sink with Bristan mixer tap
- Karndean flooring in the kitchen area only

### 2 and 3-bedroom homes

- Electrolux integrated single oven
- Electrolux 4-zone electric ceramic hob
- Electrolux integrated extractor hood
- Electrolux integrated fridge freezer
- Electrolux integrated washing machine
- Where the kitchen design allows, a removable base unit for the future installation of an integrated dishwasher

### 4-bedroom homes

- AEG integrated double oven
- AEG 5-zone gas hob
- AEG stainless steel extractor
- AEG integrated fridge freezer
- AEG integrated washing machine
- AEG integrated dishwasher

### PLUMBING AND HEATING

- Energy efficient and thermostatically controlled gas central heating with A-rated boiler and radiators
- Chrome ladder radiators in the bathroom and en-suite

### ELECTRICAL

- Low energy lighting throughout
- White LED downlights in the kitchen, bathroom and en-suite
- Pendant lighting in all the other rooms
- External light to the front & rear of the house
- White electrical fittings in all rooms
- TV/FM/SAT point in the living room and bedroom 1
- TV point in all the other bedrooms
- Phone point located adjacent to all TV points

### CLOAKROOM, BATHROOM & EN-SUITE

- White ROCA The Gap sanitaryware
- Back to the wall WC pans with dual flush mechanisms to reduce water use
- Wall hung basins with semi pedestals
- Bristan mixer tap to all basins
- Shower over the bath with glass bath screen
- Bristan thermostatic bath shower mixer taps
- Shower enclosure to the en-suite
- Bristan thermostatic shower mixer valve
- Glass shower doors
- Full height Porcelanosa wall tiling to the bath and shower enclosure
- Porcelanosa wall tile splashback to all basins
- Karndean flooring to the cloakroom, Porcelanosa tiles to the bathroom and ensuite
- Shaving point in the bathroom and the en-suite

### INTERNAL FINISHES

- Ceilings and walls finished in white paint
- All woodwork finished in white satin paint
- Timber stairs finished in white satin paint

### DOORS AND WINDOWS

- Double glazed PVCu windows providing a high level of thermal insulation and reduced heat loss
- PVCu French doors leading out to the garden
- 2 panel internal doors finished in white satin paint

### EXTERNAL

- Paved paths and patio areas
- Landscaping in the front gardens
- Turf to rear gardens
- External garden tap
- Covered cycle storage in the rear garden
- External lighting to the private and adoptable roads

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