

TWELVE TREES

TWO EXCLUSIVE FOUR BEDROOM HOMES
MAIN STREET • ELLOUGHTON • EAST YORKSHIRE

scruton
the **home** builders

Building homes for 75 years

TWELVE TREES · ELLOUGHTON · EAST YORKSHIRE · HU15 1JN

Exclusive houses built by Scruton the home builders

A PLACE TO LIVE, A PLACE TO RELAX, A PLACE TO ENTERTAIN

Twelve Trees are two exclusive four bedroom homes set in the Elloughton Conservation Area, 12 miles to the west of Kingston upon Hull in the East Riding of Yorkshire.

The classically designed facades of these generously proportioned residencies belie the contemporary living spaces inside.

There is excellent parking afforded by the driveways around two sides of the properties, together with a double garage.

The high specification new build homes sit nicely in Elloughton Main Street, already graced with many fine period homes of distinction.

Built by the award winning Scruton the home builders, great attention to detail has been paid to the materials employed, particularly the colour and textures. Indeed, no expense has been spared in creating two homes that are certain to add to the popularity of this desirable East Yorkshire village.



morso

WALL HUNG WOODBURNING STOVE
FITTED AS STANDARD



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Elloughton...a great location for your new home

CLOSE TO THE CITY, CLOSE TO THE COUNTRY, CLOSE TO THE SEA

'Close' is central to the success of Elloughton village. Elloughton is close to many things good, making for arguably, a higher than average living standard. Close to the golf club and a whole host of amenities and shopping experiences. Close to the Yorkshire Wolds. Close to Hull, Beverley, York and Leeds with everything easily accessible by car, bus and train. In fact it's only a 2.5hr train journey to get from Brough station to London Kingscross .



CONVENIENTLY LOCATED

Hull - 12.2 miles
Beverley - 13 miles
York - 30.5 miles
Doncaster - 35 miles
Leeds - 49.7 miles
Sheffield - 55.2 miles



For information on just about every amenity in close proximity to Elloughton visit the Elloughton cum Brough Town Council web site at www.elloughtonbrough-pc.gov.uk

Here you will find information and contact details for a wide range of services including local walks, community health, pre-schools, schools, post office and libraries to name but a few.



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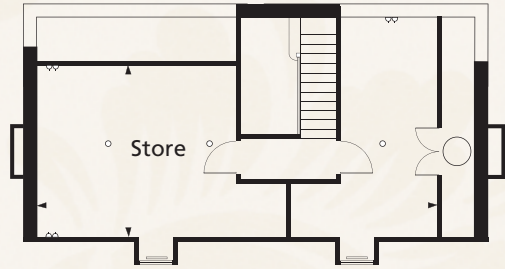
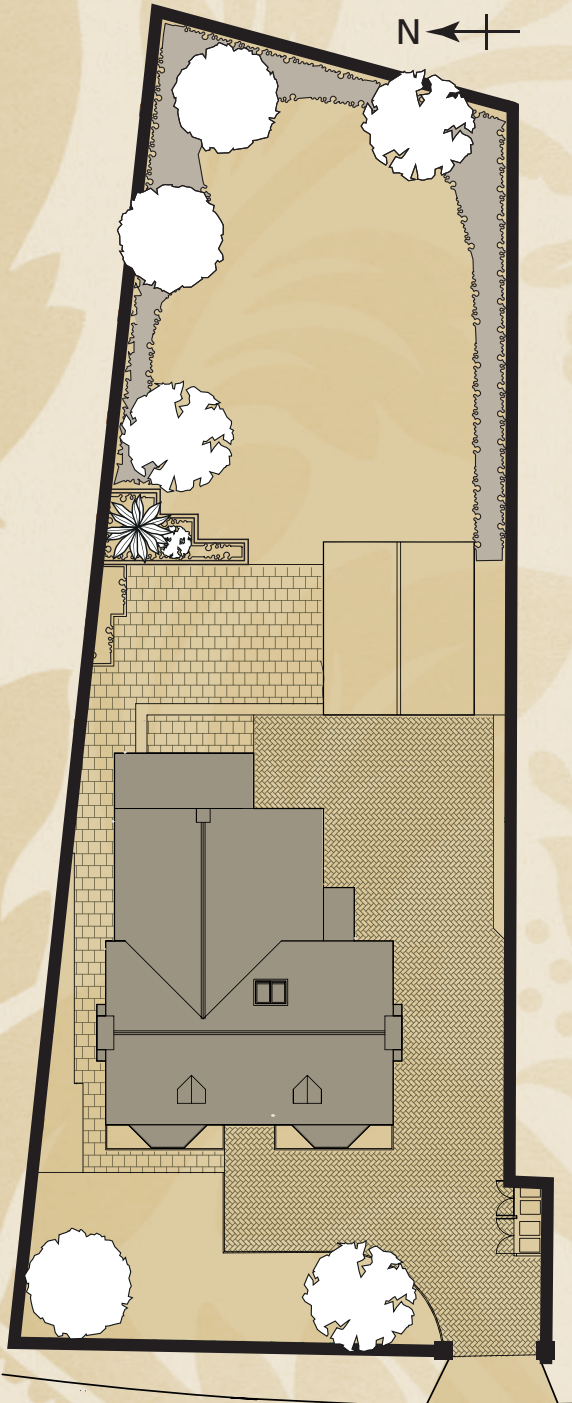
Plot 1

With its welcoming facade, Plot 1 is a superb four-bedroom family home. Inspired by traditional design values, this house and matching double garage is built in Old Classic Clamp brick with a sand cement pointing and grey slate roof. The property has walk-in feature bay windows in the main lounge and a luxuriously large master bedroom and ensuite bathroom.



Computer generated images are for illustrative purposes only and individual features often vary from one plot to another. The images are for guidance only and are not intended to form part of any contract or warranty.

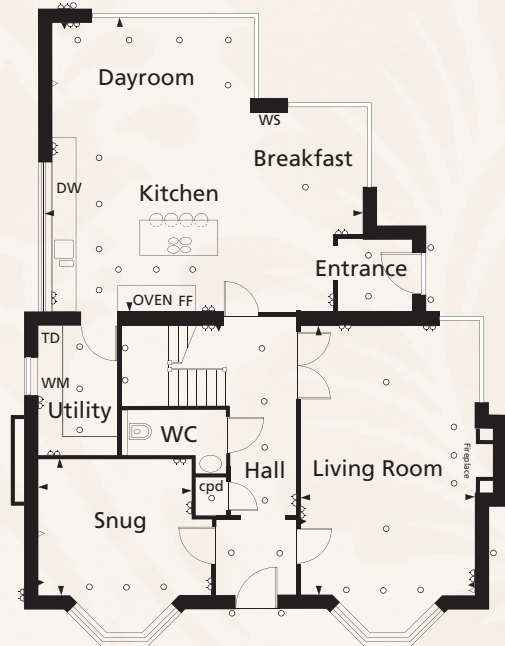
SITE PLANS - PLOT 1



ROOF SPACE



FIRST FLOOR



GROUND FLOOR

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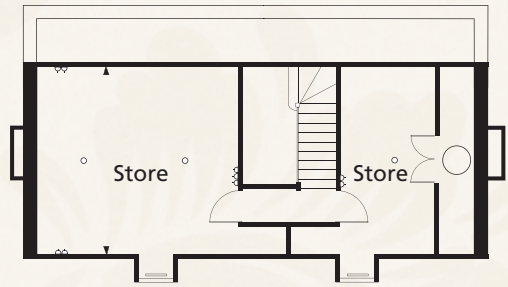
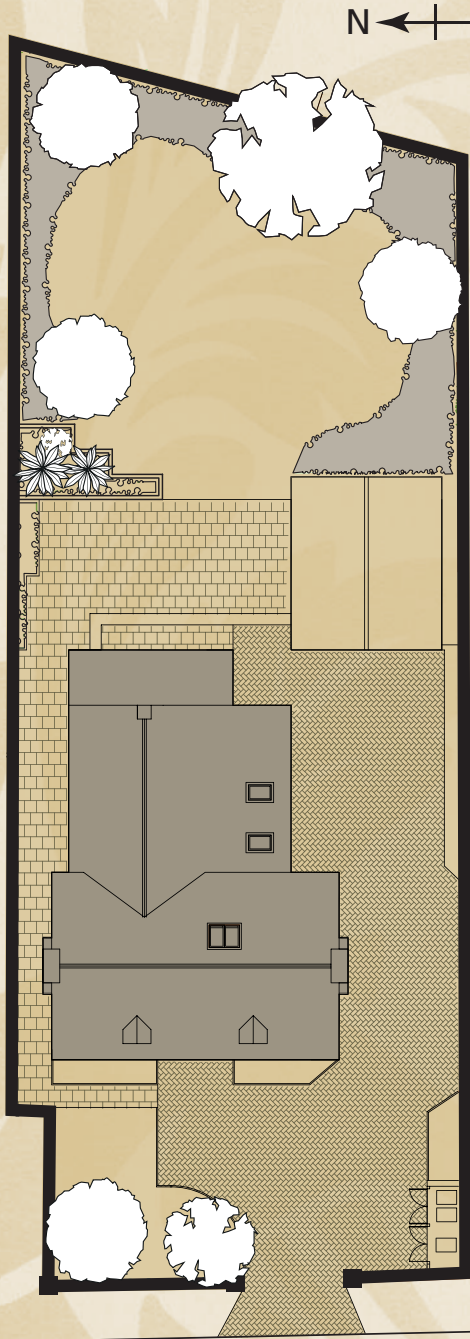
Plot 2

Plot 2 is a characterful detached home with terracotta pantiles and an impressive stone and red brick double frontage and double garage. Designed for modern living and a growing family, this house offers four bedrooms and a spacious open plan kitchen/dining/dayroom which opens out via sliding doors into the rear garden.



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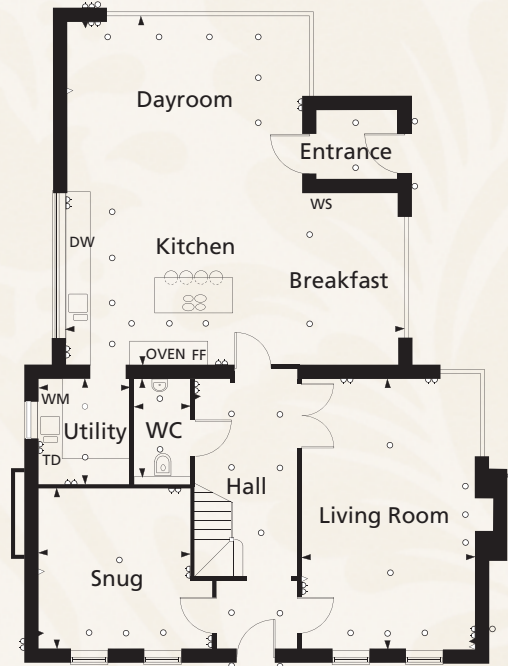
SITE PLAN - PLOT 2



ROOF SPACE



FIRST FLOOR



GROUND FLOOR

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High specification interiors to create beautiful homes

SPACIOUS LIVING SPACES IN WHICH LIFE CAN BE ENJOYED TO THE FULL

Bathrooms, shower rooms, cloakrooms and en-suites can be challenging spaces. Because we wanted to make the most of each space it was important that the sanitaryware used the best materials, with everything made by skilled craftsmen to the very highest standard.

Our choice of Sottini is based on their foundation of quality but are equally known for their innovation and creativity. They perpetually achieve this difference by working with leading product designers from around the world.

We think you will enjoy the depth of style while adhering to the essential principle of precise, efficient function.

Mira believe that it is their purpose to make your daily experience of water the best it can be.

Mira boast that their mixer showers provide power and performance without compromise, bringing 3 times more water flow to their mixers than their competitors.

The shower trays we have installed are designed to keep their colour and are scratch resistant. They are also coated to reduce bacteria and mould by up to 99.9%.



sottini

SIMPLY IMAGINE

mira
SHOWERS





sottini

SIMPLY IMAGINE

VARA TOTEM

TWELVE TREES · ELLOUGHTON · EAST YORKSHIRE · HU15 1JN

Interiors designed to the very highest specification and finish

BEAUTIFUL HOMES WHICH EXEMPLIFY MODERN LIVING

Having set out to create classically designed facades for the exterior of our homes it was only natural to create complimentary interiors incorporating design classics to the highest specification and finish.

For our kitchens we chose the highly acclaimed Häcker German-Made kitchen units. These ingenious and sophisticated systems are extremely robust and feature convenient full pull-outs, unusual shelf and cabinet solutions with an integrated lighting concept.

The smart interiors offer optimal storage space. The units meet the

highest demands in terms of design and function and make the kitchen the starting point for unforgettable culinary experiences.

For our cookers, dishwasher, freezer and microwave we have chosen AEG. With their award winning Germanic design and build quality AEG understand that the kitchen is increasingly becoming the heart of the home. Your kitchen appliances are essential tools that will deliver you exceptional results in performance, versatility and reliability as well as look stunning with its seamless design.



STEAM OVEN
COMBI MICROWAVE
225L FRIDGE
5 DRAWER FREEZER
12 PLACE DISHWASHER
TWIN WINE CHILLERS
SANTORINI WORKTOPS
CEILING EXTRACTOR





Häcker
kitchen.germanMade.

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Systemline 7: the very best multi-room music system



S7  Systemline

For more information:
www.systemline.co.uk

To compliment the lifestyle enjoyed at Twelve Trees we offer the best possible home music and TV experience.



- 4 fully independent music zones
- Support for hi-res music storage and reproduction (up to 4 x CD resolution)
- Streaming on-demand music services from Deezer, Qobuz and Spotify etc.
- Streaming radio services from BBC iPlayer
- Digital musical storage up to 320G
- Fully customised App optimised for all sizes of iPad and iPhone...and Android
- Digital Aerial & Satellite distribution with four single HD TV points

IMPORTANT NOTICE: The plot layouts and boundaries are intended for illustration purposes only and may change, for example in response to a construction issue or a ground condition. Consequently, all the information provided within the sales and marketing information pack should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do the contents constitute a contract, part of a contract or a warranty.

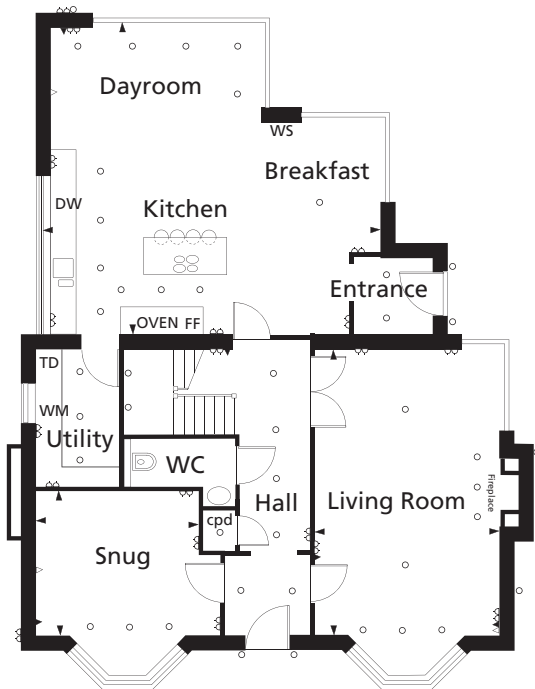


Specification Sheets

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Plot 1: Floorplans - NOT TO SCALE



PLOT 1 - Ground Floor

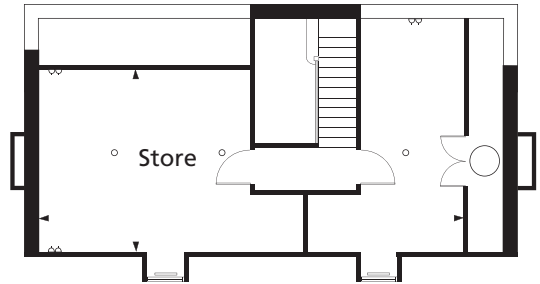
Room dimensions:

GROUND FLOOR

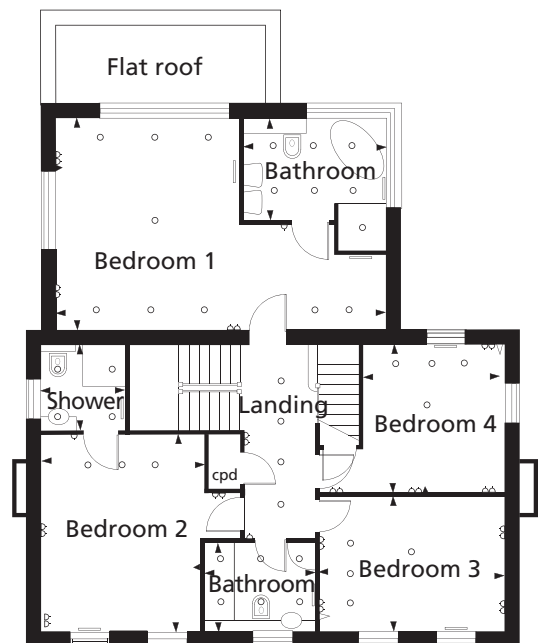
Main Lounge	6.675m x 4.275m approx.
Snug	4.275m x 3.350m approx.
Kitchen, dining and dayroom	7.100m x 7.650m max.
Utility	3.200m x 1.975m approx.

FIRST FLOOR

Bedroom 1	4.925m x 7.675m max.
Bedroom 2	4.550m x 3.675m approx.
Bedroom 3	4.275m x 3.100m approx.
Bedroom 4	3.400m x 3.275m approx.



PLOT 1 - Roof space



PLOT 1 - First Floor

Plot 1: Specifications Sheet

GROUND FLOOR

Front door, frame and Portico

- Hardwood door with 3 way espagnolette locking system, chrome furniture and letterplate. Door painted in 'Off Black'
- Timber feature Portico entrance surround painted in 'Ringwold Ground' with lead top roof
- Door frame painted to match Portico with bell push to chimes unit
- Two external canister steel 'up and down' wall lights

Entrance lobby and Hall

- Burglar alarm entry/exit control panel
- Two LED downlighters to lobby, four in the hall
- Telephone outlet
- Two double sockets
- Mains linked smoke alarm
- Feature spindles and handrail to staircase
- Low level lighting to stair landing
- Coving
- Storage cupboard
- Walls, ceilings and woodwork in Wimborne White or similar

Cloakroom

- 'Sottini' sanitaryware
- 'Vara Totem' basin
- 'Paglia' Waterfall basin mixer in chrome
- 'Vara' wall mounted WC suite
- 'Vara' soft close seat and lid
- 'Karisma' Chrome dual flush
- 'Vara' 500 lit mirror
- LED downlighters
- Ceramic wall tiling* to basin reveal and WC duct and wall
- Walls, ceiling and woodwork in Wimborne White or similar
- Mechanical extractor fan

Main Lounge 6.675m x 4.275m approx.

- Walk-in feature bay window
- Class 1 flue to chimney breast, fireplace and mantel not provided
- Feature ceiling lighting and LED downlighters on dimmer switches
- Television hub
- Telephone point
- Systemline 7 sound zone
- Ample power points
- Four 5amp outlets for table and floor lamps
- Coving
- Walls, woodwork and ceiling in 'Wimborne White' or similar

Snug 4.275m x 3.350m approx.

- Walk-in feature bay window
- Ceiling and LED lighting on dimmer switches
- TV point for wall mounted TV
- Mains telephone point
- Three double sockets, one with twin fast charge USB outlets

- Walls, ceiling and woodwork in 'Wimborne White'
- Coving

Side entrance door and lobby

- Hardwood door with 3 way espagnolette locking system and glazed light painted in 'Storm Grey' with frame to match
- Two external canister steel 'up and down' lights
- Burglar alarm entry/exit control panel
- Two LED downlighters

Kitchen, dining and dayroom

7.100m x 7.650m max.

- Range of modern fitted base and wall units by Hacker. GermanMade with a generous choice of door colours, finishes and styles, unless already fitted
- AEG single Pyro-clean fan oven with steam
- AEG combination fan oven/microwave and grill
- AEG 90cm 6 zone induction hob
- AEG built in large 225L fridge
- AEG 5 drawer freezer
- AEG 12 place setting dishwasher
- Ceiling extractor fan
- Two under counter stainless steel 300mm wide wine coolers
- 1.5 built in stainless steel bowl
- Chrome mixer tap
- 30mm Santorini composite worktops from range on display at Total Design, unless already fitted
- Feature LED lighting to wall units and island plinth
- TV point for wall mounted TV
- Telephone point
- Systemline 7 sound zone
- Feature full sliding rear door system onto rear gardens
- Floor to ceiling glazed aluminium screens to create natural light
- Wall mounted Morso wood burning stove
- Ceramic floor tiles from range on display unless already fitted
- Ample power points
- LED feature downlights to ceiling
- Walls, ceilings and woodwork in 'Pointing' emulsion and matt silk or similar

Utility 3.200m x 1.975m approx.

- Hacker GermanMade units with choice of door colours, finishes and styles, unless already fitted
- Square edged timber worktop and splashback
- Stainless steel bowl with chrome mixer tap
- Plumbing for washing machine
- Space for drier
- Two double sockets at worktop height
- LED downlighters
- Mains fuse board
- Manifold system for underfloor heating
- Hot water and central heating controller
- Walls, ceiling and woodwork in 'Pointing'

Plot 1: Specifications Sheet

FIRST FLOOR

Landing

- Four LED lights
- One double socket
- Mains linked smoke alarm
- Airing cupboard with heater and shelves
- Walls, ceiling and woodwork in Whimborne White or similar
- Staircase to upstairs store

Bedroom 1 4.925m x 7.675m max.

- LED downlighters
- TV point for wall mounted TV
- Three double sockets, one with twin USB fast charge outlets
- Systemline 7 sound system
- Walls, ceiling and woodwork in 'Pointing'

EnSuite to Bedroom 1

- 'Sottini' sanitaryware
- 'Vara' freestanding bath
- 'Vara' freestanding chrome bath/shower mixer
- 'Vara' 600 twin basins set in vanity unit with colour choice, unless already fitted
- 'Paglia' chrome basin mixers
- 'Vara' twin anti-steam lit mirrors
- 'Vara' wall mounted WC suite
- Soft close seat and lid
- 'Karisma' dual chrome flush
- 'Mira' low profile 1200m x 900m flight shower tray in white
- 'Mira' Leap sliding glass shower door
- 'Mira' Platinum dual shower with ceiling fed shower rose and showering station
- 'Mira' dual wireless remote shower controllers
- Toilet roll holder
- Robe hooks
- Full height ceramic wall tiling to shower area and feature wall from range on display, unless already fitted
- Ceramic floor tiling to ensuite from range on display, unless already fitted
- Electric mat underfloor heating
- 'Concord' heated towel rail
- Mechanical extractor fan
- Walls, ceiling and woodwork in 'Pointing'

Bedroom 2 4.550m x 3.675m approx.

- Ceiling pendant and LED downlighters
- Three double sockets, one with twin fast charge USB outlets
- TV point for wall mounted TV
- Walls in 'Magnolia' with ceiling and woodwork in white

Shower room to Bed 2

- Ideal Standard sanitaryware
- 'Concept' Cube back to wall WC suite
- Soft close seat and lid
- Chrome push dual flush
- 'Concept' Cube 55cm semi countertop basin

- 'Active' chrome basin mixer
- 'Mira' 900cm x 900cm flight low profile shower tray in white
- 'Mira' Leap Bi-fold clear glass shower enclosure
- 'Mira Agile Sense ERD+ dual showering station
- Toilet roll holder
- Fitted vanity unit with range of door colours and styles from range on display, unless already fitted
- Full height ceramic wall tiling to shower area and WC feature wall from range on display, unless already fitted
- Ceramic floor tiling from range on display, unless already fitted
- Electric mat underfloor heating
- 'Concord' heated towel rail
- Mechanical extractor fan
- Walls, ceiling and woodwork in white

Bedroom 3 4.275m x 3.100m approx.

- Ceiling pendant and LED downlighters
- Four double sockets, one with twin fast speed USB outlets
- Television point

Bedroom 4 3.400m x 3.275m approx.

- Ceiling pendant and LED downlighters
- Four double sockets, one with twin point fast speed USB outlets
- TV point

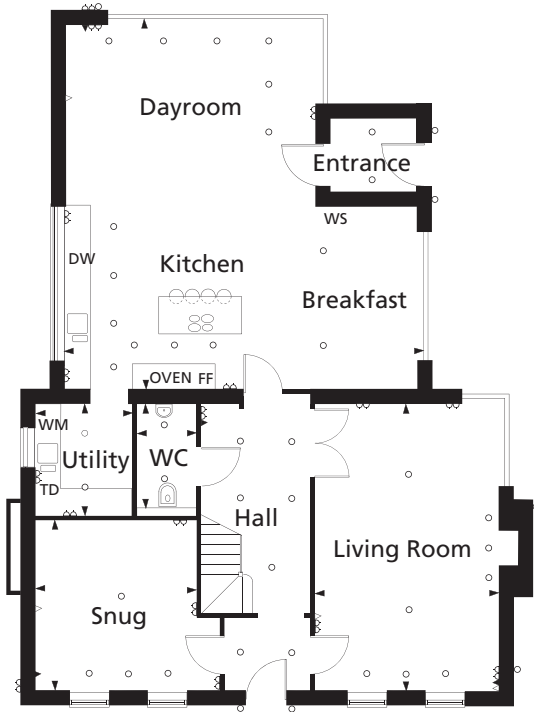
Main house Bathroom

- Ideal Standard sanitaryware
- 'Concept' Cube back to wall WC suite
- Soft close seat and lid
- Chrome push dual flush
- 'Concept' Cube 55cm semi-countertop basin
- 'Active' chrome basin mixer
- 170cm x 75cm bath
- 'Active' chrome bath filler and shower rinse
- 'Mira' 90cm Quadrant Flight shower tray in white
- 'Mira' Leap Quadrant clear glass shower enclosure
- 'Mira Agile Sense ERD+ dual showering station
- Toilet roll holder
- Fitted vanity units with choice of door style and colours, unless already fitted
- Full height ceramic wall tiling around bath and shower with splashback over vanity units from range on display, unless already fitted
- Ceramic floor tiles from range on display, unless already fitted
- Electric mat underfloor heating
- Concord heated towel rail
- Mechanical extractor fan
- Walls, ceiling and woodwork in white

SECOND FLOOR

- A generous storage area within the loft
- Background heating
- Ceiling pendants
- Three double sockets
- Cylinder cupboard and boiler

Plot 2: Floorplans - NOT TO SCALE



PLOT 2 - Ground Floor

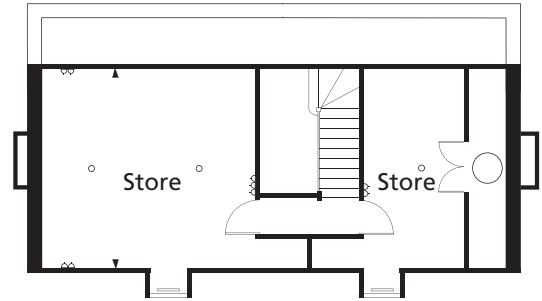
Room dimensions:

GROUND FLOOR

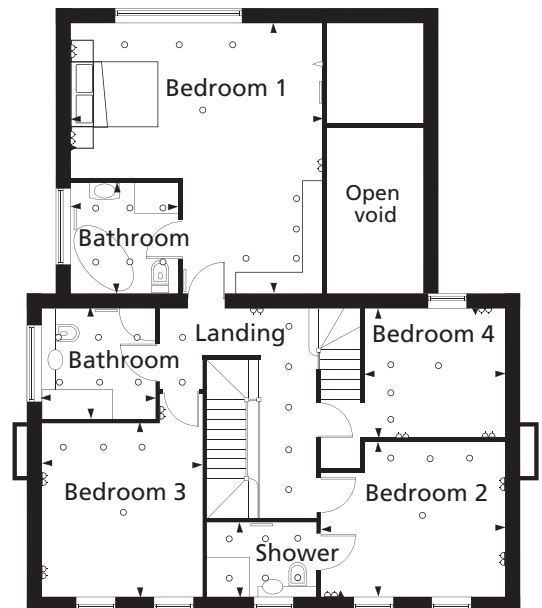
Main Lounge	6.700m x 4.275m approx.
Snug	3.725m x 4.000m approx.
Kitchen, dining and dayroom	8.500m max x 8.200m max
Utility	2.550m x 2.200m approx.

FIRST FLOOR

Bedroom 1	6.250m max x 5.850m max (less ensuite)
Bedroom 2	4.275m x 3.850m approx.
Bedroom 3	4.000m x 3.725m approx.
Bedroom 4	3.300m x 2.750m approx.



PLOT 2 - Roof space



PLOT 2 - First Floor

Plot 2: Specifications Sheet

GROUND FLOOR

Front door, frame and Portico

- Hardwood door with 3 way espagnolette locking system, chrome furniture and letterplate. Door painted in 'Off Black'
- Timber feature Portico entrance surround painted in 'Ringwold Ground' with lead top roof
- Door frame painted to match Portico with bell push to chimes unit
- Two external canister steel 'up and down' wall lights

Entrance lobby and Hall

- Burglar alarm entry/exit control panel
- Two LED downlighters to lobby, five in the hall
- Telephone outlet
- Two double sockets
- Mains linked smoke alarm
- Feature spindles and handrail to staircase
- Chimes unit
- Coving
- Walls, ceilings and woodwork in Wimborne White or similar

Cloakroom

- 'Sottini' sanitaryware
- 'Vara Totem' basin
- 'Paglia' Waterfall basin mixer in chrome
- 'Vara' wall mounted WC suite
- 'Vara' soft close seat and lid
- 'Karisma' Chrome dual flush
- 'Vara' 500 lit mirror
- LED downlighters
- Ceramic wall tiling* to basin wall and WC duct and wall
- Walls, ceiling and woodwork in Wimborne White or similar
- Mechanical extractor fan

Main Lounge 6.700m x 4.275m approx.

- Class 1 flue to chimney breast, fireplace and mantel not provided
- Feature ceiling lighting and LED downlighters on dimmer switches
- Television hub
- Telephone point
- Systemline 7 sound zone
- Ample power points
- Three 5amp outlets for table and floor lamps
- Coving
- Walls, woodwork and ceiling in 'Wimborne White' or similar

Snug 3.725m x 4.000m approx.

- Ceiling and LED lighting on dimmer switches
- TV point for wall mounted TV
- Mains telephone point
- Three double sockets, one with twin fast charge USB outlets
- Walls, ceiling and woodwork in 'Wimborne White' or similar
- Coving

Side entrance door and lobby

- Hardwood door with 3 way espagnolette locking system and glazed light painted in 'Storm Grey' with frame to match
- Two external canister steel 'up and down' lights
- Burglar alarm entry/exit control panel
- Two LED downlighters

Kitchen, dining and dayroom

8.200m x 8.500m approx.

- Range of modern fitted base and wall units by Hacker GermanMade with a generous choice of door colours, finishes and styles, unless already fitted
- AEG single Pyro-clean fan oven with steam
- AEG combination fan oven/microwave and grill
- AEG 90cm 6 zone induction hob
- AEG built in large 225L fridge
- AEG 5 drawer freezer
- AEG 12 place setting dishwasher
- Ceiling extractor fan
- Two under counter stainless steel 300mm wide wine coolers
- 1.5 built in stainless steel bowl
- Chrome mixer tap
- 30mm Santorini composite worktops from range on display at Total Design, unless already fitted
- Feature LED lighting to wall units and island plinth
- TV point for wall mounted TV
- Telephone point
- Systemline 7 sound zone
- Feature sliding rear door system onto rear gardens
- Floor to ceiling glazed aluminium screens to create natural light
- Wall mounted Morso wood burning stove
- Ceramic floor tiles from range on display unless already fitted
- Ample power points
- LED feature downlights to ceiling
- Walls, ceilings and woodwork in 'Pointing' emulsion and matt silk or similar

Utility

- Hacker GermanMade units with choice of door colours, finishes and styles, unless already fitted
- Square edged timber worktop and splashback
- Stainless steel bowl with chrome mixer tap
- Plumbing for washing machine
- Space for drier
- Two double sockets at worktop height
- LED downlighters
- Mains fuse board
- Manifold system for underfloor heating
- Hot water and central heating controller
- Walls, ceiling and woodwork in 'Pointing'

Plot 2: Specifications Sheet

FIRST FLOOR

Landing

- Six LED lights
- One double socket
- Mains linked smoke alarm
- Airing cupboard with heater and shelves
- Walls, ceiling and woodwork in Whimborne White or similar
- Staircase to upstairs store

Bedroom 1 6.250m x 5.850m approx.

- LED downlighters
- TV point for wall mounted TV
- Four double sockets, one with twin USB fast charge outlets
- Systemline 7 sound zone
- Walls, ceiling and woodwork in 'Pointing'

EnSuite to Bedroom 1

- 'Sottini' sanitaryware
- 'Vara' freestanding bath
- 'Vara' freestanding chrome bath/shower mixer
- 'Vara' 600 basin set on 800 glass topped vanity unit with colour choice, unless already fitted
- 'Paglia' chrome basin mixer
- 'Vara' 800 anti-steam lit mirror
- 'Vara' wall mounted WC suite
- Soft close seat and lid
- 'Karisma' dual chrome flush
- 'Mira' low profile 1000m x 800m flight shower tray in white
- 'Mira' Leap bi-fold glass shower door and side screen
- 'Mira' Platinum dual shower with ceiling fed shower rose and showering station
- 'Mira' dual wireless remote shower controllers
- Toilet roll holder
- Robe hooks
- Full height ceramic wall tiling to shower area and WC feature wall from range on display, unless already fitted
- Ceramic floor tiling to ensuite from range on display, unless already fitted
- Electric mat underfloor heating
- 'Concord' heated towel rail
- Mechanical extractor fan
- Walls, ceiling and woodwork in 'Pointing'

Bedroom 2 4.275m x 3.850m approx.

- Ceiling pendant and LED downlighters
- Four double sockets, one with twin fast charge USB outlets
- TV point
- Walls in 'Magnolia' with ceiling and woodwork in white

Shower room to Bed 2

- Ideal Standard sanitaryware
- 'Concept' Cube back to wall WC suite
- Soft close seat and lid
- Chrome dual push flush
- 'Concept' Cube 55cm semi countertop basin

- 'Active' chrome basin mixer
- 'Mira' 900cm x 900cm Flight low profile shower tray in white
- 'Mira' Leap Bi-fold clear glass shower enclosure
- 'Mira' Agile Sense ERD+ dual showering station
- Toilet roll holder
- Fitted vanity units with range of door colours and styles from range on display, unless already fitted
- Full height ceramic wall tiling to shower area and splashback over vanity units from range on display, unless already fitted
- Ceramic floor tiling from range on display, unless already fitted
- Electric mat underfloor heating
- 'Concord' heated towel rail
- Mechanical extractor fan
- Walls, ceiling and woodwork in white

Bedroom 3 4.000m x 3.725m approx.

- Ceiling pendant and LED downlighters
- Three double sockets, one with twin fast speed USB outlets
- TV connection for wall mounted television

Bedroom 4 3.300m x 2.750m approx.

- Ceiling pendant and LED downlighters
- Four double sockets
- TV point

Main house Bathroom

- Ideal Standard sanitaryware
- 'Concept' Cube back to wall WC suite
- Soft close seat and lid
- Chrome dual push flush
- 'Concept' Cube 55cm semi-countertop basin
- 'Active' chrome basin mixer
- 170cm x 75cm bath
- 'Active' chrome bath filler and shower rinse
- 'Mira' 90cm Quadrant Flight shower tray in white
- 'Mira' Leap Quadrant clear glass shower enclosure
- 'Mira' Agile Sense ERD+ dual showering station
- Toilet roll holder
- Fitted vanity units with choice of door style and colours, unless already fitted
- Full height ceramic wall tiling around bath and shower with splashback over vanity units from range on display, unless already fitted
- Ceramic floor tiles from range on display, unless already fitted
- Electric mat underfloor heating
- 'Concord' heated towel rail
- Mechanical extractor fan
- Walls, ceiling and woodwork in white

SECOND FLOOR

- A generous storage area within the loft
- Background heating
- Ceiling pendants
- Four double sockets
- Cylinder cupboard and boiler

General Specifications

Internal specification

- Carpet: Thomas Witter, or similar, luxury Elite 50, 80/20 twist pile carpet fitted to all rooms on ground and first floor only, unless already fitted and excluding rooms with ceramic floor tiles. No carpet is provided to the top floor store, minor cupboards or the store above the garage.
- Four or six panelled white internal doors with furniture and handles
- Electrical switches and socket plates in brushed steel to hall, landing, lounge, snug, kitchen/dayroom and bedroom 1 – all other rooms in white
- Systemline 7 multi room sound system
- DAB aerial with sky dish fitted
- Choice of wall colours to lounge, snug, kitchen and bedroom 1 and ensuite

Window frames

- Timber 'Accoya' traditional sash frames to front elevation prefinished in 'Ringwold Ground 208' in accordance with the Conservation Area requirements with chrome fittings
- Timber frames to side elevations in 'Accoya' mock sash form with side opening sashes, colour as above
- Rear frames in aluminium colour 'Storm Grey'
- All frames to be fitted with double glazed Argon filled sealed units
- Trickle ventilation

Central heating system

- Specialist design underfloor heating to the ground floor set in a screed
- Electric mat heating to bathrooms
- Thermostats to each zone for controlled heating
- Modern style Stelrad radiators with thermostatic controls to first and second floors
- Wall hung Stelrad Logic and boiler within dedicated cupboard to second floor
- Pressurised cylinder with expansion vessel providing ample hot water.
- Hot water and central heating programmer in the utility

Insulation

- Comprehensive insulation throughout the property comprising 150mm underfloor, 100mm cavity wall fill, 400mm within loft space, 100mm between first and second floors and 140mm between rafters

Security

- NACOS approved burglar alarm system with entry/exit controls to front and side entrance doors
- Door contacts
- Movement detectors
- Wiring only for CCTV system – system not provided
- Separate security for garage
- Security locking to ground floor sashes
- External lighting on dusk to dawn sensors
- Quality 3 way locking to main entrance doors

External

- Walls and railings to front street scene with the railings painted black to comply with Conservation Area requirements
- Brick piers with lighting to entranceway
- Two double external sockets
- Brass tap under utility window
- Cannister 'up and down' lighting to main entrance doors
- Three bollard lights, one to the front parking area, two to the rear garden on dusk to dawn sensors
- Low level driveway lighting
- Tegular or similar porous driveway paving
- Paths in 'Yorkstone' type or similar paving
- Facing bricks Old Classic Clamp by Furness brick with a traditional sand cement pointing
- Roof tiles slate
- Landscaping scheme to the front garden as per the approved plans
- Rear landscaping to include a patio area, turfing to main garden and filled border edges and tree planting to boundary
- All foul sewerage discharges into the main system in Main Street
- All surface water to an engineer designed soakaway system set within the rear garden – details available on request

Double garage

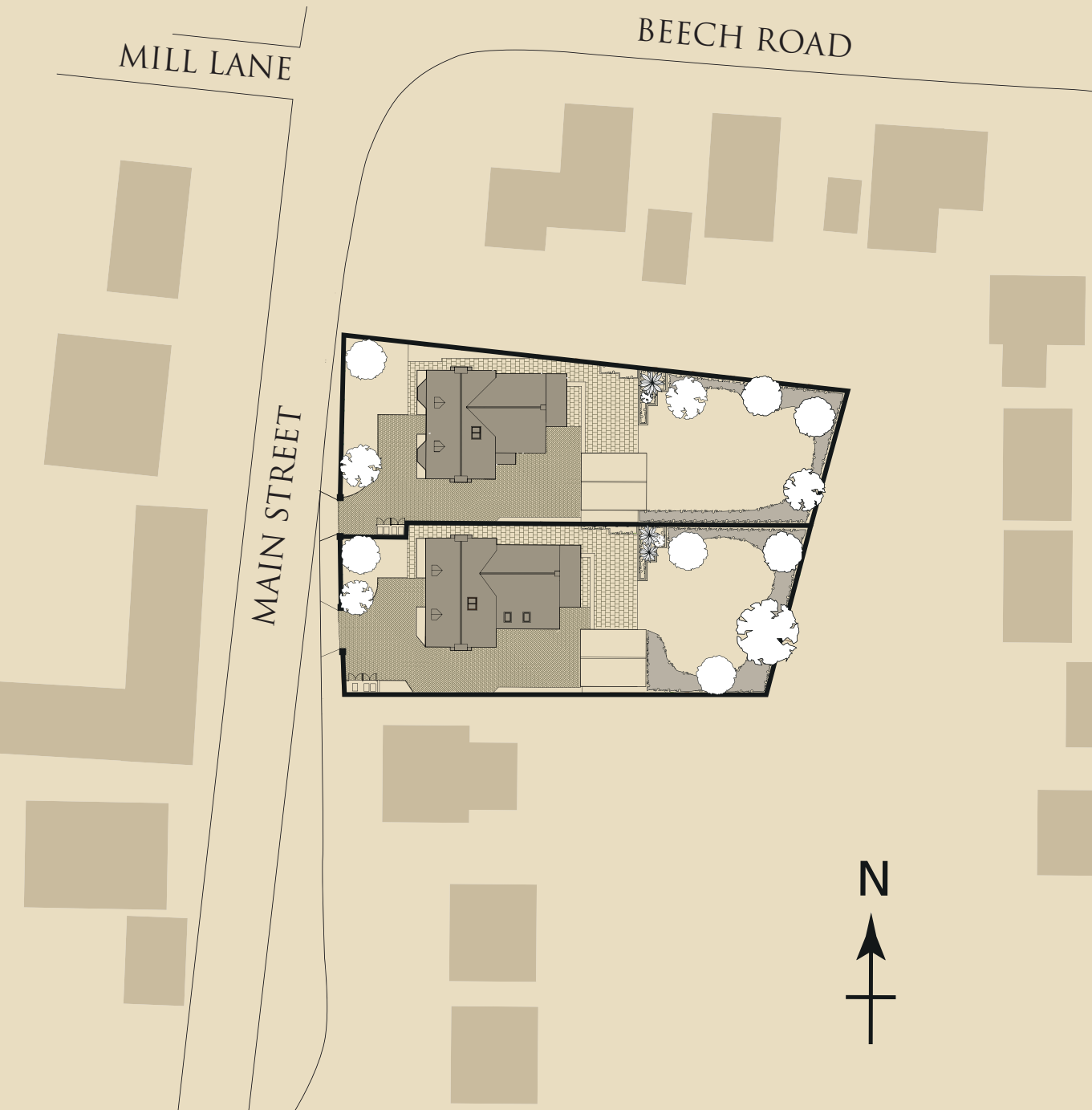
- Double garage in matching facing brick and roof tile
- Electric up and over garage door
- Side personel door in Storm Grey
- Alarm system
- Fluorescent strip lighting
- Staircase to storage area upstairs
- Brass tap within garage
- Two double sockets

Boundary details

- Existing boundary walls pointed where necessary
- New 1.8m matching brick wall between plots
- New 1.8m close boarded fence to rear garden
- Bin stores provided to entranceway

TWELVE TREES · ELLOUGHTON · EAST YORKSHIRE · HU15 1JN

Site Location



IMPORTANT NOTICE: The plot layouts and boundaries are intended for illustration purposes only and may change, for example in response to a construction issue or a ground condition. Consequently, all the information provided within the sales and marketing information pack should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do the contents constitute a contract, part of a contract or a warranty.



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