



# The Eaton

3 Bedroom Home





## SPECIFICATION & FINISHES

Our homes are specified to the highest standards and include contemporary kitchens, modern designer bathrooms, high end appliances, zone controlled heating and high quality glazed French doors opening out onto a patio..

### WARRANTY

- Premier Guarantee 10 year new build warranty
- Essential warranty for 2 years from date of Legal Completion

### EXTERNAL FEATURES

- Block paved driveway/parking area included
- Rear patio included
- Outside tap included
- Modern front & rear external lighting included
- Turf to front & rear garden included
- Vertical boundary 1.8m fencing included
- White UPVC double glazed windows
- White UPVC double glazed french doors (upgrade to Bi-Folds)

### INTERNAL FINISHES

- Designer internal Dordogne doors
- Luxury vinyl tile flooring included (choice of colours)
- Luxury carpets included (choice of colours & upgrade range)
- Modern brushed S/S door furniture and fittings
- Contemporary V Groove skirting with white satin finish
- Flat skim finish ceilings and walls

### KITCHEN

- Custom\* designed contemporary kitchen
- Gas or electric hob option (Induction upgrade)
- Quality worktops and upstands
- Integrated full height 50/50 larder fridge/freezer
- High quality oven and hob (induction hob upgrade)
- Integrated washing machine and dishwasher
- Modern stainless-steel extractor
- LED lighting to underside of units & plinth (upgrade)

### BATHROOM & EN-SUITES

- Contemporary designed bathrooms
- Modern designer chrome bath tap mixer including shower
- Low profile shower trays
- Frameless glass shower screens
- Large rain shower heads
- Wall tiling to bathroom & en-suites splashback areas included (choice of tiles from selected range)

### ELECTRICAL

- LED downlights to kitchen, bathroom and en-suites
- Additional bespoke internal/external power points (upgrade)
- Pre-installed for internet router
- Pre-installed for TV aerial
- TV points to Living room/Kitchen/Master bed & bed 2
- Low energy lighting throughout
- Integrated smoke alarms
- Additional high level TV points (upgrade)\*\*

### PLUMBING & HEATING

- ideal LOGIC COMBI boiler (2 year warranty)
- Zone controlled thermostatic heating
- White panel radiators to all rooms (chrome towel rail upgrade available in WC, bathroom & en-suite)

### CONNECTIVITY

- Openreach Ultrafast 1Gbs\* Fibre connection
- 32A Supply to facilitate electric car charging point (optional upgrade)

All details are supplied errors and omissions excepted (E&OE)



\* Customers are invited to choose individual door & worktop colours from a default range with no cost but upgrades are available to different ranges at cost. \*\* Existing low level TV points are mandatory for building regulations and cannot be omitted from the plan.

# The Eaton

The Eaton is a three bedroom home offering a fantastic layout comprising of an entrance hall leading to a living room through to a large open plan kitchen/dayroom with downstairs WC. The kitchen features French doors opening on to a patio and rear garden. The first floor features three bedrooms comprising of a double en-suite then a further double and a single plus a family bathroom leading from the landing.

## GROUND FLOOR

**Living Room** 3.915m x 3.708m

**Kitchen Dayroom** 4.825m x 4.270m

## FIRST FLOOR

**Master Bedroom** 3.528m x 2.808m

**Master Bedroom En-suite** 2.703m x 1.837m

**Second Bedroom** 3.227m x 2.732m

**Third Bedroom** 3.488m x 1.913m

**Bathroom** 1.788m x 1.935m



**TOTAL** 911 sq. ft.







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**THE GROSVENOR**  
3 Bed *End Terrace*  
Plot **30**



**THE VICTORIA**  
2 Bed *Semi / Mid Terrace*  
Plots 3, 4, 5, 6, 11, 12, 13, 14, 17, 18, **28, 29**



**THE EATON**  
3 Bed *Semi / End Terrace*  
Plots 7, 8, 9, 10, **27**



**THE KENSINGTON**  
3 Bed *Semi*  
Plots 1, 2, 19, 20, 21, **22**



**THE BELGRAVIA**  
3 Bed *Detached*  
Plots 15, 16 inc garage











  
**BURLINGTON**  
PLACE





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