

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)







TOTAL 901 sq. ft.





The Grosvenor

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

GROUND FLOOR

Living Room 4.677m x 3.287m **Kitchen Dayroom** 5.477m x 4.677m

FIRST FLOOR

 Master Bedroom
 2.975m x 3.488m

 Master Bedroom
 En-suite
 1.925m x 2.088m

 Second Bedroom
 2.570m x 3.277m

 Third Bedroom
 2.033m x 3.277m

 Bathroom
 2.496m x 1.628m

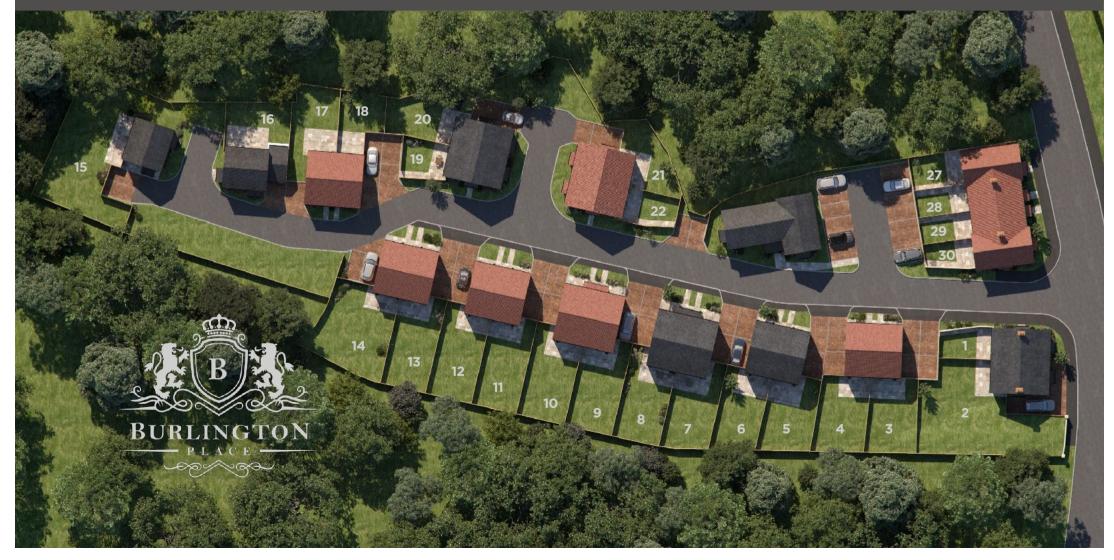


The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only and properties may show upgrades not included in the price.

www.essentialhomesltd.co.uk



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









www.essentialhomesltd.co.uk

Suite One, Priory House, Saxon Way, Hessle, HU13 9PB | T: 01482 643222 | E: info@essentialhq.com