

SPECIFICATION

KITCHEN

- Matt finish shaker style units with soft close to doors and drawers
- Caesarstone worktops with matching upstand
- Ceramic hob with glass splashback
- Integrated single oven
- Integrated fridge/freezer
- Integrated cooker hood
- Stainless steel under mounted sink with contemporary mixer tap
- LED feature lighting to wall units
- Integrated washer/dryer

BATHROOM

- Bath with shower over and glass screen
- Bath panel to match vanity top
- Framed feature mirror to match vanity top with LED lighting
- Large format wall and floor tiles
- Heated chrome towel rail

DECORATIVE FINISHES

- Staircase with carpeted treads and risers
- White painted internal doors with contemporary brushed stainless steel ironmongery
- Built in wardrobe with hinged door
- White painted skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

FLOOR FINISHES

- Amtico flooring throughout ground floor
- Carpet to stairs and bedroom
- Large format tiles to bathroom

DOORS AND WINDOWS

- Painted timber front door
- Double glazed timber frame sash windows

HEATING & WATER

- Radiators throughout
- Heated chrome towel rail to bathroom
- Gas fired combination boiler

ELECTRICAL

- Downlights to kitchen/dining room, bathroom, and WC
- Pendant fittings to living room and bedroom
- LED feature lighting to wall units in kitchen
- Shaver socket to bathroom
- TV, BT and data points to selected locations
- Fibre connection for customer's choice of broadband provider
- Pre-wired for customer's own Sky Q connection
- External lighting to rear of property
- Hard-wired smoke heat and carbon monoxide detectors
- Spur for customer's own installation of security alarm panel

EXTERNAL FINISHES

- Paved courtyard garden
- External tap

We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Please note that it may not be possible to obtain the products as referred to in the specification; in such cases a similar alternative will be provided. Hill reserve the right to make these changes as required.

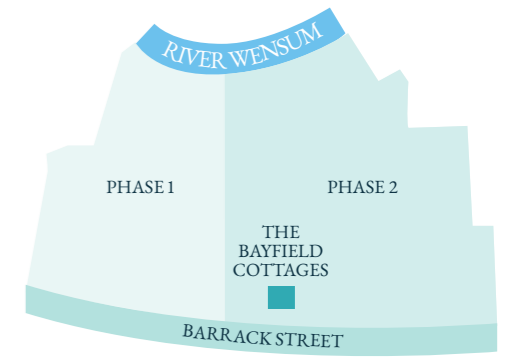
Interior images are of previous Hill show homes and are indicative only. Exterior Image is computer generated of the Bayfield Cottages - plots 106 and 107.



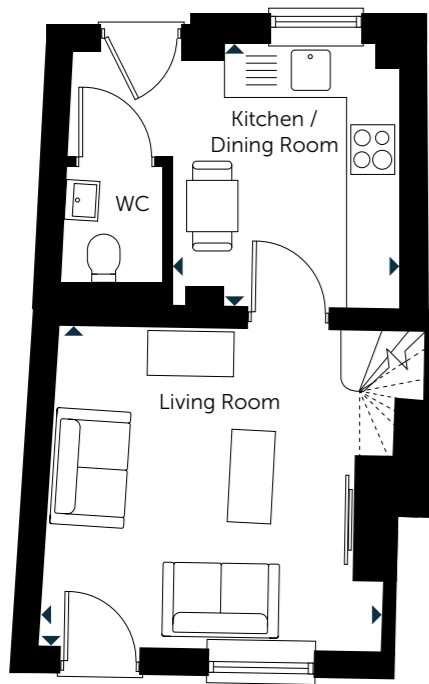
THE BAYFIELD COTTAGES

TWO BEAUTIFULLY RENOVATED
ONE BEDROOM GRADE II LISTED COTTAGES

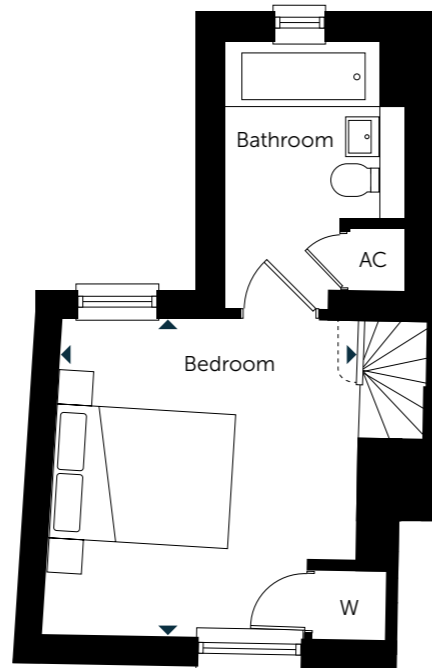
THE BAYFIELD COTTAGES



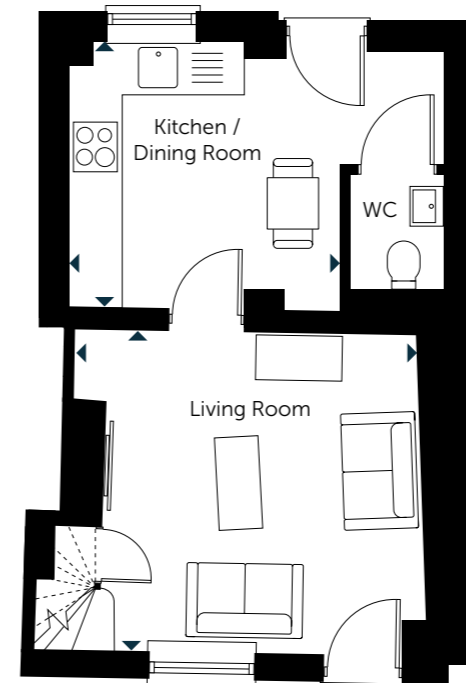
GROUND FLOOR



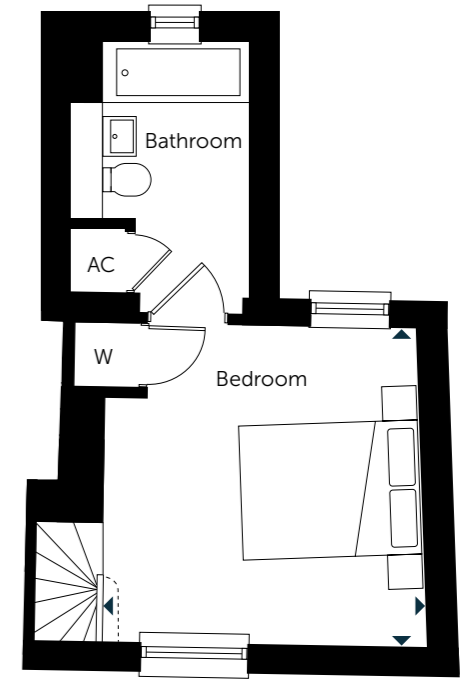
FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



PLOT 106 ONE BEDROOM COTTAGE

Ground Floor

Kitchen / Dining Room	3.20m x 3.70m	10'5" x 12'1"
Living Room	2.70m x 3.60m	8'8" x 11'8"

First Floor

Bedroom	3.10m x 3.30m	10'1" x 10'8"
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PLOT 107 ONE BEDROOM COTTAGE

Ground Floor

Kitchen / Dining Room	2.70m x 4.10m	8'8" x 13'4"
Living Room	3.30m x 3.40m	10'8" x 11'1"

First Floor

Bedroom	3.30m x 3.40m	10'8" x 11'1"
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Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

W - Wardrobes AC - Airing Cupboard