

# Woodgate

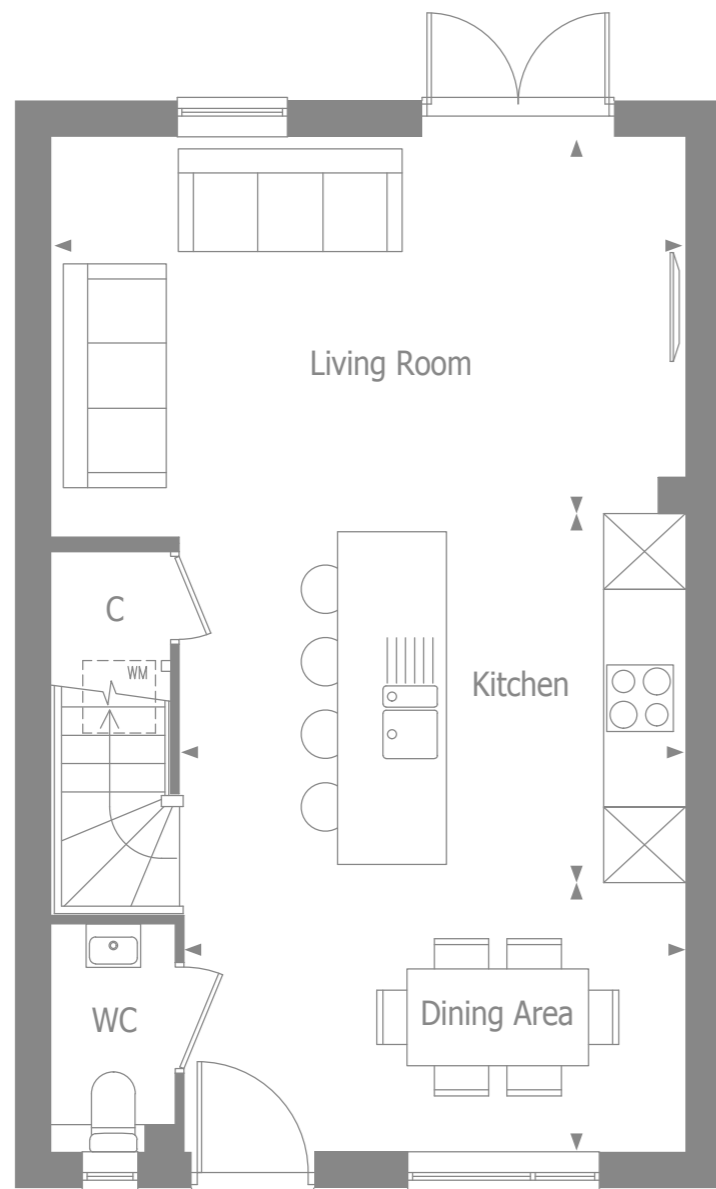
PEASE POTTAGE



COMPUTER GENERATED IMAGE, INDICATIVE ONLY

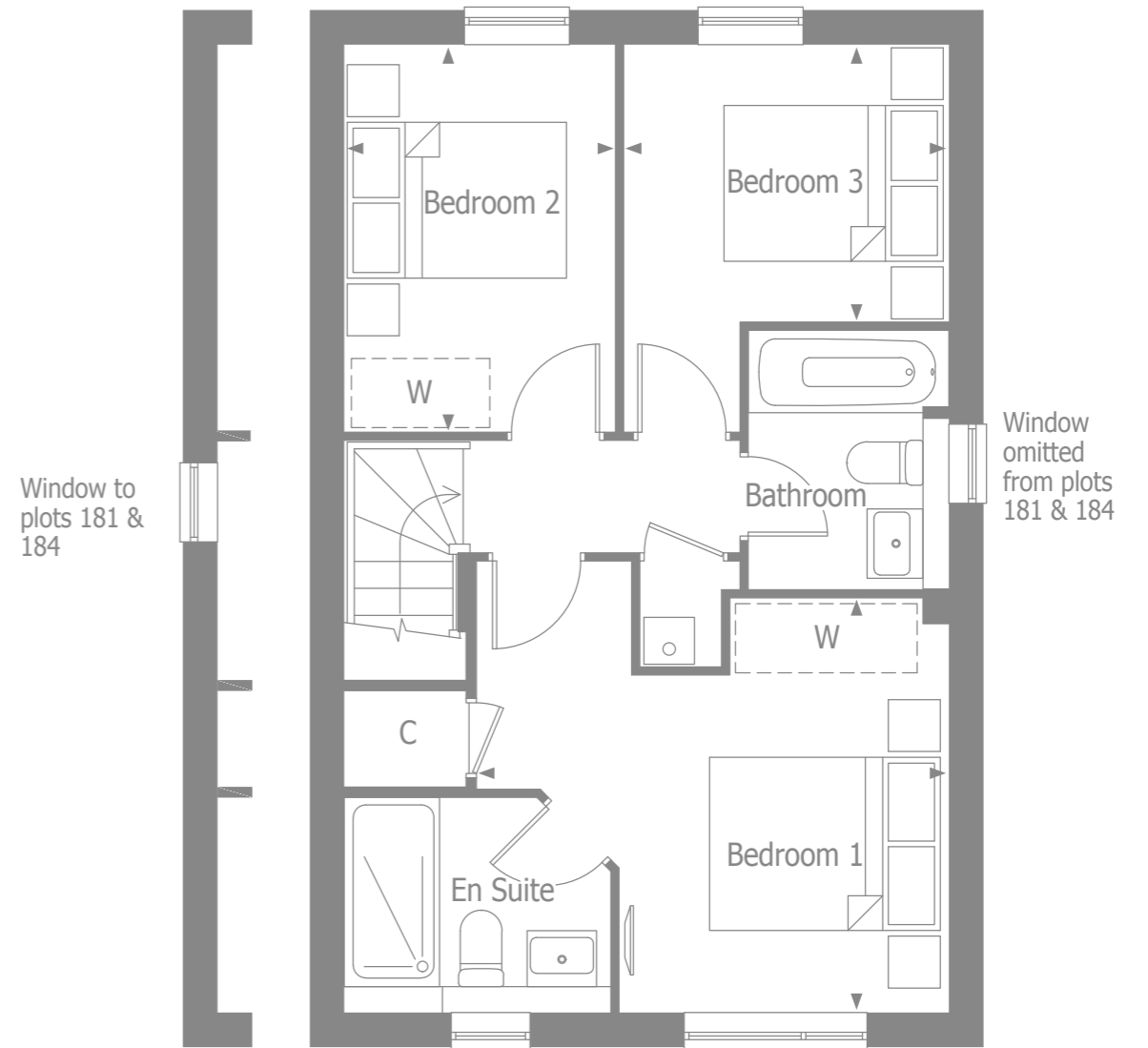
# Elara

 alphium  
BY THAKEHAM



## GROUND FLOOR

Kitchen	4.13m x 3.05m	13' 7" x 10"
Dining Area	4.14m x 2.20m	13' 7" x 7' 3"
Living Room	5.19m x 3.09m	17' x 10' 2"



## FIRST FLOOR

Bedroom 1	4.05m x 3.55m	13' 4" x 11' 8"
Bedroom 2	3.32m x 2.31m	10' 11" x 7' 7"
Bedroom 3	2.78m x 2.36m	9' 2" x 7' 9"
<b>Total floor area</b>	<b>86.6 m<sup>2</sup></b>	<b>932 ft<sup>2</sup></b>

# Specification



## KITCHEN

- Contemporary kitchen designs
- Soft close doors and drawers
- Laminate worktop and upstand with stainless steel splashback to hob
- One and half bowl stainless steel sink, with mono sink mixer tap by Vado
- 60cm Stainless steel single oven
- 60cm Ceramic 4 zone hob with stainless steel chimney hood
- Space & electrical provision for fridge/freezer
- Space & electrical/plumbing provision for dishwasher
- Space & electrical/plumbing provision for freestanding washer dryer

## BATHROOM

- Contemporary white sanitaryware, with chrome accessories by Vado.
- Floor standing close couple WC
- White steel enamel bath with over bath shower screen
- Bath/shower mixer tap by Vado
- Ceramic wall tiling to selected areas

## SECURITY & PEACE OF MIND

- Mains fed smoke/heat detector, with battery backup
- Mains fed carbon monoxide detector, positioned adjacent to gas boiler
- 10 year NHBC Buildmark Warranty, including 2 year defect and emergency out of hours cover



## HEATING, ELECTRICAL & LIGHTING

- Energy efficient Vaillant combination boiler
- Gas fired radiator heating throughout
- WiFi programmable heating controls
- LED downlights in kitchen/breakfast and bathroom, ensuite & cloakroom with pendant lighting in remaining areas
- White sockets and switch plates in all areas, with integrated USB charging in kitchen and bedroom 1
- Multi-gang grid switch for kitchen appliances
- White shaver socket in all bathrooms
- Lighting to all external doors with internal switch

## INTERIOR FINISHES

- White painted Moulded V groove doors
- Coordinated single paint finish on wall and satinwood paint finish on all internal joinery

## EXTERNAL

- Painted entrance door with multi-point locking system
- UPVC double glazed windows with french doors to living/dining room
- Landscaped front gardens
- External tap in rear garden