

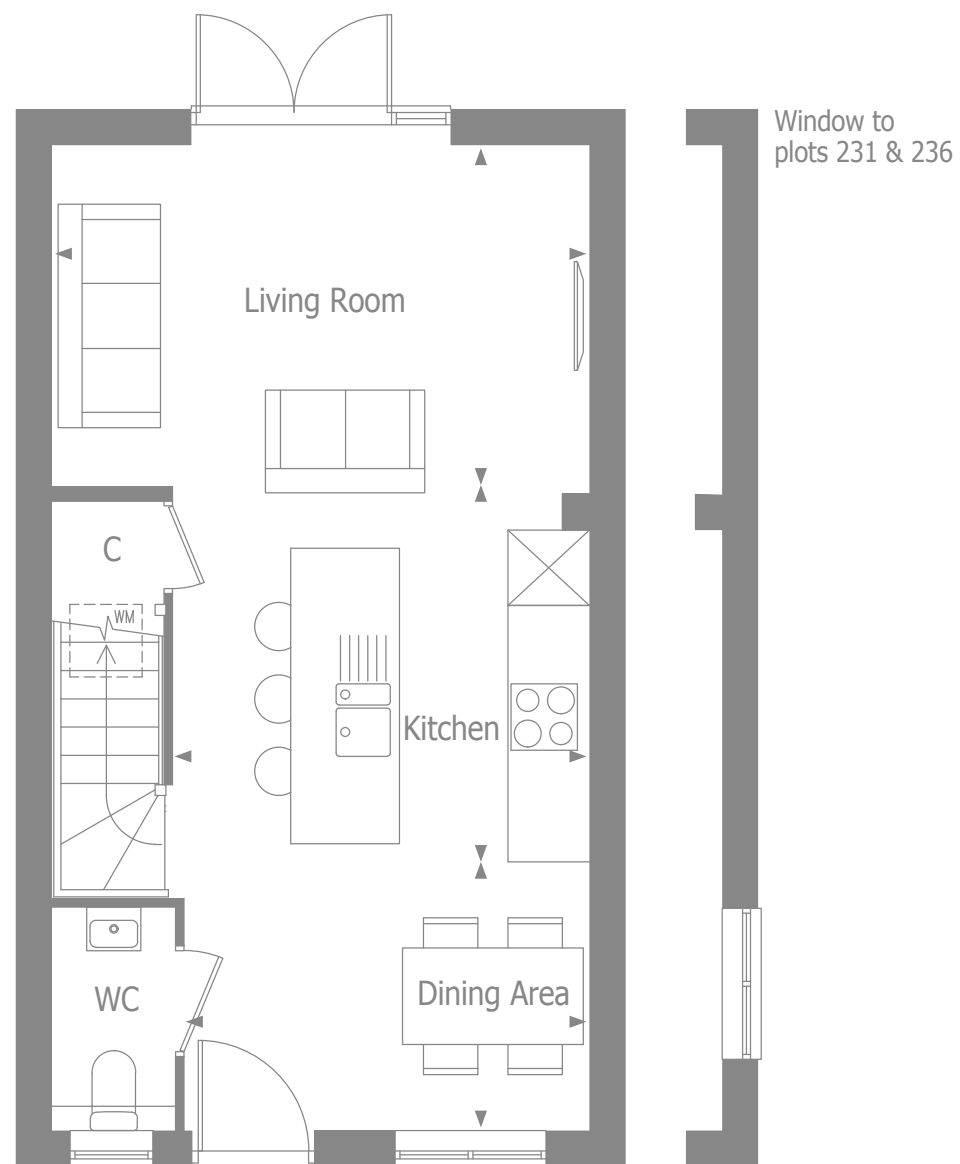
Woodgate

PEASE POTTAGE



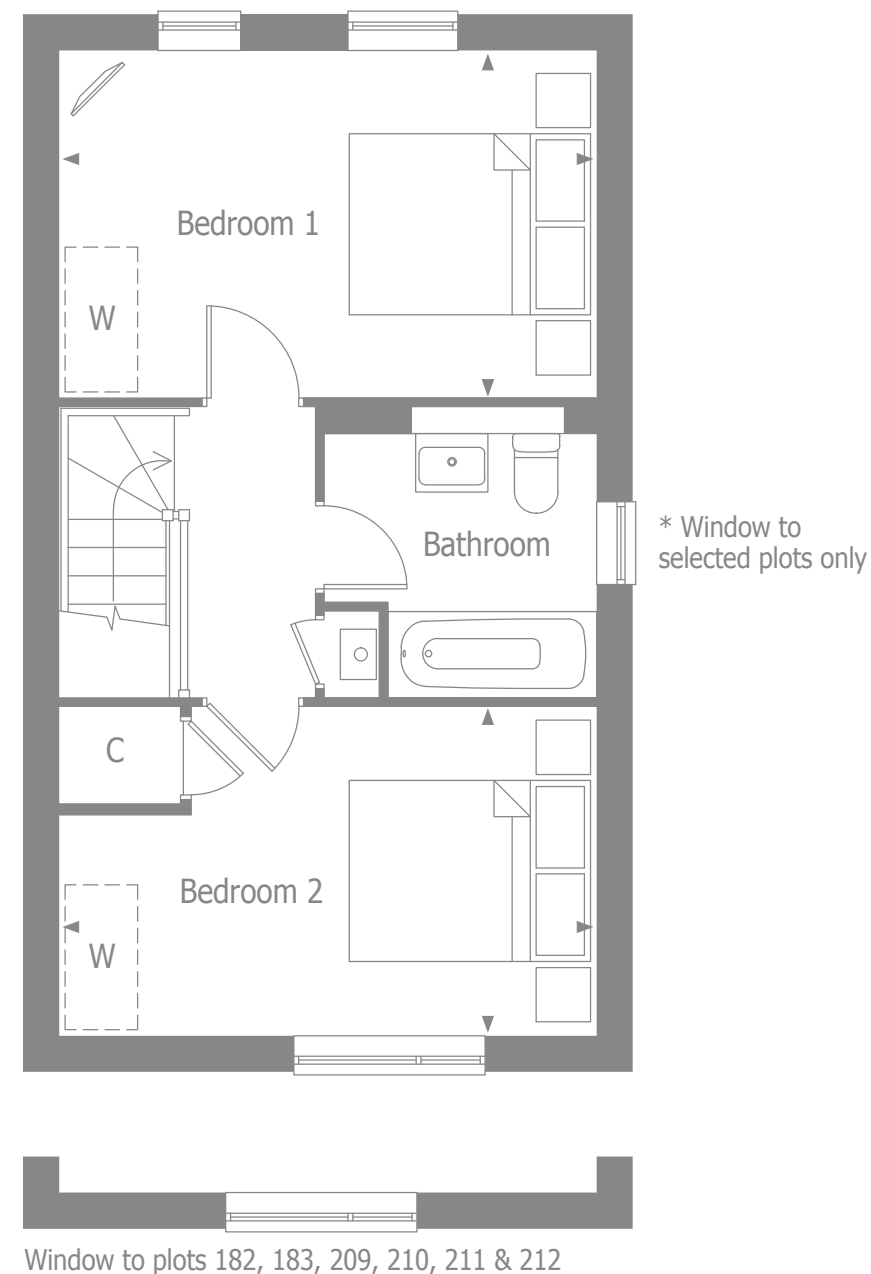
Lyra

 **alphium**
BY THAKEHAM



GROUND FLOOR

Kitchen	3.41m x 3.12m	11' 2" x 10' 3"
Dining Area	3.32m x 2.20	10' 11" x 7' 3"
Living Room	4.40m x 2.79m	14' 5" x 9' 2"



FIRST FLOOR

Bedroom 1	4.40m x 2.84m	14' 5" x 9' 4"
Bedroom 2	4.40m x 2.69m	14' 5" x 8' 10"
Total floor area	71.50 m²	770 ft²

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

- 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