

WELLINGTON

3 Bedroom House



ARKWRIGHT
PLACE
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Computer generated image

KITCHEN & UTILITY

- > Contemporary Roundel kitchen units & worktops
- > Stainless steel Indesit built in double oven & gas hob with stainless steel splash back
- > Beko stainless steel extractor hood
- > Crosco Che mono mixer taps
- > Spotlights & under pelmet down lighting

LIVING ROOM

- > TV point
- > Telephone point
- > BT broadband connection

BEDROOM

- > TV point to master bed
- > Telephone point to master bed

MAIN BATHROOM

- > Modern white bathroom suite with mixer taps
- > Spotlights
- > Full-height ceramic Porcelanosa tiling to bath with half-height tiling to the toilet & sink
- > Bristan chrome thermostatic shower over bath & shower screen
- > Chrome heated towel rail

WC & EN-SUITE

- > Modern white bathroom suite with mixer taps
- > Spotlights to en-suite
- > Chrome heated towel rail to en-suite
- > Bristan chrome thermostatic shower to en-suite
- > Full-height ceramic Porcelanosa tiling to shower area in en-suite

GENERAL

- > Front and rear external light by Saxby Lighting
- > Vaillant ecofit Sustain 8380 boiler
- > Rear garden with top soil
- > Lighting & power sockets to garage (where applicable)
- > Allocated off-road parking
- > UPVC double glazing
- > 10 year LABC warranty

* *A choice of specification and various optional extras may be available depending on the build stage of your plot when you reserve. Speak to our sales advisor for more details.*

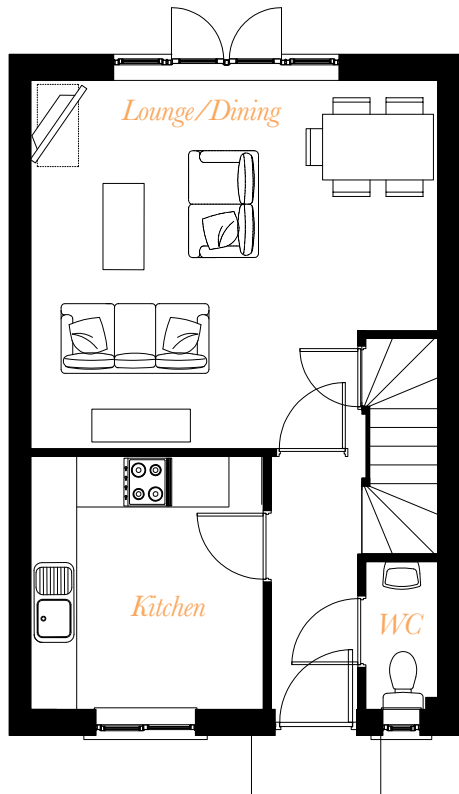
WELLINGTON

3 Bedroom House
80sq.m / 861sq.ft



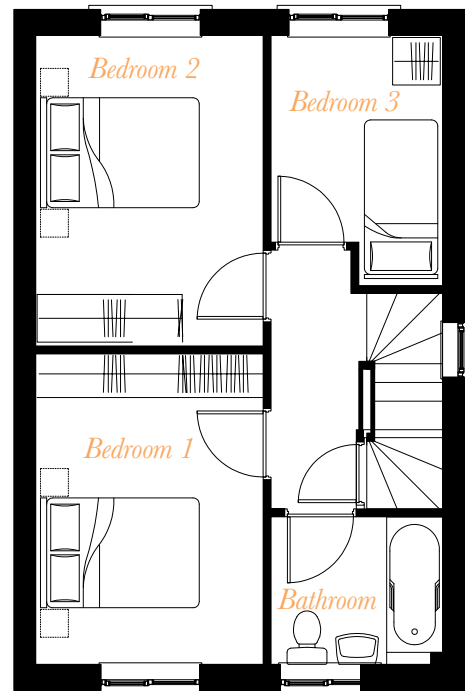
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GROUND FLOOR



Lounge/Dining	4.59m x 5.04m / 15' x 16'5"
Kitchen	3.14m x 2.88m / 10'3" x 9'4"
W.C.	1.86m x 0.87m / 6'1" x 2'8"

FIRST FLOOR



Bedroom 1	3.86m x 2.82m / 12'6" x 9'2"
Bedroom 2	3.86m x 2.82m / 12'6" x 9'2"
Bedroom 3	2.88m x 2.12m / 12'6" x 6'9"
Bathroom	1.86m x 2.12m / 6'1" x 6'9"

