

Heathfield Gardens

Specification

Kitchen

All Manor Park Homes include a fully fitted executive kitchen with a range of colour co-ordinated units and worktops. There is a built under TV/DVD player, two stainless steel side by side ovens, glass top 5 ring gas hob, contemporary extractor hood, integrated fridge, integrated freezer, integrated coffee machine plus a double bowl and drainer with matching mixer tap. The fitted utility is pre plumbed for a washing machine. The flooring is finished with Porcelanosa ceramic tiles.

Bathroom

Bathrooms and ensuites are fitted with sanitaryware and ceramic tiles from Porcelanosa, showers, electric shaver points and halogen inset down lighters come as standard, heated towel rails to bathroom and en-suite's.

Decoration

Skirting boards, door architraves and window boards are finished in gloss paint. Walls are emulsioned throughout as are ceilings. All internal doors are contemporary beech style and have chrome effect furniture.

Heating

Energy efficient central heating to all rooms and provides domestic hot water. Radiators are controlled by both thermostats and timer with the lounge having a contemporary wide screen gas plasma fire.

Electrical

A minimum of two power points(13 amp)are installed in most rooms (except bathroom/wc) . Kitchens and bathrooms have an electric extractor fan. There is a TV aerial socket and BT point in most rooms and all switches are finished in chrome. There is also integrated ducting for a wall mounted plasma tv (tv not included) to the lounge.

External

Front & rear gardens are turfed and fenced. Porch lanterns, external tap, power point and buff slabs are all fitted as standard.

Security

All doors have a multi point locking system. Windows have locks (except where building regulations do not permit) Mains operated smoke alarms are fitted to both ground and first floor. Intruder alarms are also fitted as standard to all homes.

Comfort

UPVC double glazed windows are fitted with "trickle" vents to provide controlled ventilation. The Walls, floors and loft are insulated to reduce heat loss.

Warranty

All homes come with a 10 year warranty from Premier Guarantee.



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House Type Key

The Aspen Plots 5, 6 & 7

The Yew Plots 3 & 8

The Elm Plot 4

The Beech Plots 1, 2, 9 & 10

