



SPECIFICATION

# HOWARD

Please ask a member of our friendly sales team for more information on modified versions of this house type

ROSEMEADE

### LOWER GROUND FLOOR DIMENSIONS

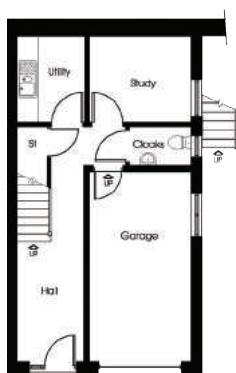
ROOM	DIMENSION (MM)	DIMENSION (F/I)
Garage	5250 x 2800	17'2" x 9'3"
Cloakroom / WC	1700 x 1150	5'7" x 3'10"
Study	2800 x 2400	9'2" x 7'10"
Utility	2400 x 1900	7'10" x 6'2"

### UPPER GROUND FLOOR DIMENSIONS

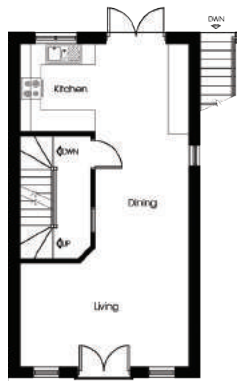
ROOM	DIMENSION (MM)	DIMENSION (F/I)
Living (Open Plan)	4800 x 3358 (Max)	15'10" x 11'0" (Max)
Dining (Open Plan)	3244 x 2667	10'8" x 8'10"
Kitchen (Open Plan)	4800 x 2498	15'10" x 8'3"

### FIRST FLOOR DIMENSIONS

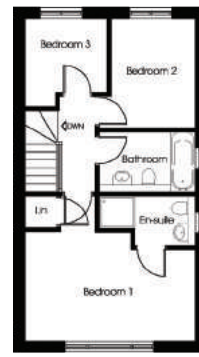
ROOM	DIMENSION (MM)	DIMENSION (F/I)
Bedroom 1	4800 x 3107 (Max)	15'10" x 10'3" (Max)
Bedroom 2	3098 x 2683 (Max)	10'3" x 8'10" (Max)
Bedroom 3	2498 x 2349 (Max)	8'3" x 7'9" (Max)
Bathroom	2699 x 1725	8'11" x 5'9"
En-Suite	2699 x 1411 (Max inc Shower)	8'11" x 4'8" (Max inc Shower)



LOWER GROUND FLOOR



UPPER GROUND FLOOR



FIRST FLOOR

### KITCHEN

- ✔ Range of designer kitchen with soft-close cabinets to select from
- ✔ Integrated oven, fridge freezer and dishwasher
- ✔ Premium 40mm worktop with upstand
- ✔ 5-ring gas burner and stainless steel cooker hood
- ✔ Stainless steel 1.5 bowl sink with mixer tap
- ✔ Contemporary under-cabinet downlights

### BATHROOM

- ✔ Designer bathroom suite with bespoke taps
- ✔ Vanity unit
- ✔ Polished chrome downlights
- ✔ Half-height wall tiling to bathroom
- ✔ Shaver/charger socket

### EN-SUITE

- ✔ Designer bathroom suite with bespoke taps
- ✔ Shower with low-profile shower tray and rain shower head
- ✔ Vanity unit
- ✔ Polished chrome downlights
- ✔ Full-height wall tiling to shower area
- ✔ Shaver/charger socket

### WINDOWS & DOORS

- ✔ Intelligent and highly efficient double glazing
- ✔ Anthracite colour window frames, white on the inside
- ✔ White designer doors
- ✔ Black front door with sidelight and chrome letter plate
- ✔ French doors to rear

### HEATING

- ✔ High-efficiency combination boiler
- ✔ Designer Stelrad radiators with TRV controls

### CLOAKROOM / WC

- ✔ Vanity unit

### DIGITAL

- ✔ Digital aerial (pre-wired)
- ✔ TV points and telecoms connections to three points

### UTILITY

- ✔ Fitted base units
- ✔ 40mm worktop with upstand
- ✔ Sink
- ✔ Plumbing for washer/dryer

### EXTERNAL FEATURES

- ✔ Low-maintenance soffits and fascias
- ✔ Turf to front gardens
- ✔ External light to porch
- ✔ Patio to rear
- ✔ External tap to the rear

### DECORATION

- ✔ Emulsion to walls and ceiling
- ✔ Gloss to woodwork

### PARKING FACILITIES

- ✔ Driveway and integral garage



There are a number of optional extras available across your new Erris Home. Please discuss your requirements with a member of our friendly sales team.

It is only possible to convey a general impression of the site layout, house type configurations and settings on a publication and CGI's of this sort. We operate a policy of continuous product development and improvement, consequently there be material differences between the layout / configuration and sizes, and that achieved in the finished product. Please do not hesitate to speak with a member of the team to confirm the exact layout / specification / configuration during the sale period. Please note: All details are subject to change. Images are for illustrative purposes only. Registered in England and Wales No. 6886429