



SPECIFICATION

RIPLEY

ROSEMEADE

LOWER GROUND FLOOR DIMENSIONS

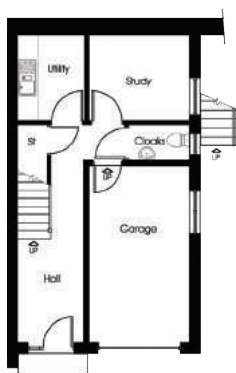
ROOM	DIMENSION (MM)	DIMENSION (F/I)
Garage	4950 x 2800	16'3" x 9'3"
Cloakroom / WC	1700 x 1050	5'7" x 3'6"
Study	2800 x 2400	9'2" x 7'10"
Utility	2400 x 1900	7'10" x 6'2"

UPPER GROUND FLOOR DIMENSIONS

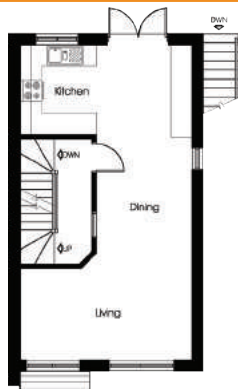
ROOM	DIMENSION (MM)	DIMENSION (F/I)
Living (Open Plan)	4800 x 2958 (Max)	15'10" x 9'9" (Max)
Dining (Open Plan)	3244 x 2667	10'8" x 8'10"
Kitchen (Open Plan)	4800 x 2498	15'10" x 8'3"

FIRST FLOOR DIMENSIONS

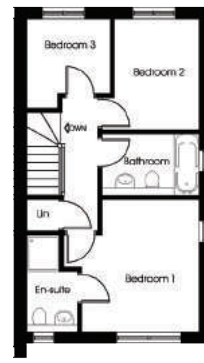
ROOM	DIMENSION (MM)	DIMENSION (F/I)
Bedroom 1	3766 x 3699 (Max)	12'5" x 12'2" (Max)
Bedroom 2	3098 x 2699 (Max)	10'3" x 8'10" (Max)
Bedroom 3	2498 x 2349 (Max)	8'3" x 7'9" (Max)
Bathroom	2699 x 1725	8'11" x 5'9"
En-Suite	2707 x 1445 (Max Inc Shower)	8'11" x 4'10" (Max Inc Shower)



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