



HAREWOOD

ROSEMEADE

LOWER GROUND FLOOR DIMENSIONS

| ROOM | DIMENSION (MM) | DIMENSION (F/I) |
|---------------------|----------------|-----------------|
| Living (Open Plan) | 6400 x 3336 | 21'0" x 11'0" |
| Dining (Open Plan) | 5350 x 3014 | 17'6" x 9'11" |
| Kitchen (Open Plan) | 4000 x 3550 | 13'1" x 11'7" |
| Utility | 2400 x 1589 | 7'10" x 5'2" |

UPPER GROUND FLOOR DIMENSIONS

| ROOM | DIMENSION (MM) | DIMENSION (F/I) |
|----------------|----------------|-----------------|
| Family | 6400 x 3335 | 21'0" x 11'0" |
| Garage | 5350 x 4000 | 17'6" x 13'2" |
| Cloakroom / WC | 2863 x 1125 | 9'5" x 3'9" |

FIRST FLOOR DIMENSIONS

| ROOM | DIMENSION (MM) | DIMENSION (F/I) |
|-----------|------------------------------|------------------------------|
| Bedroom 1 | 4799 x 4000 (Max) | 15'9" x 13'2" (Max) |
| Bedroom 2 | 4012 x 3335 | 13'3" x 11'0" |
| Bedroom 3 | 2863 x 2299 | 9'5" x 7'7" |
| Bedroom 4 | 3335 x 2299 | 11'0" x 7'7" |
| Bathroom | 2899 x 1689 | 9'7" x 5'7" |
| En-Suite | 2899 x 1325 (Max Inc Shower) | 9'7" x 4'5" (Max Inc Shower) |



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.

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