



Garden City Homes

Cedar

4 Bedroom Semi Detached



Specification

Kitchen

- Contemporary high-quality kitchen
- Brushed stainless steel multi-function electric oven
- Black ceramic hob
- Black glass splash back
- Black curved glass cooker hood
- Pre-plumbed for washer/dryer
- Stainless steel sink and chrome mixer tap
- Camaro flooring

Safety

- Mains powered smoke detectors
- Mains powered heat detectors
- Carbon monoxide detector
- Ventilation system
- 10-year LABC build warranty

Bathroom

- Contemporary sanitary ware, incorporating close coupled W.C. with soft close seat
- Deva bath/shower mixer
- Angled bath screen
- Full height Johnson tiles around the bath
- Chrome heated towel rail
- Extractor Fan
- Camaro flooring

En-Suite

- Contemporary sanitary ware, incorporating close coupled W.C. with soft close seat
- Chrome brassware and thermostatic shower to walk in shower cubicle
- Chrome heated towel rail
- Camaro flooring

Electrical

- BT point to lounge and additional point upstairs
- TV point to lounge and main bedroom
- Brushed chrome light switches and sockets to kitchen area
- Bathroom light fitting
- Electric vehicle charging point

General

- External water tap
- Heat pump
- External light fittings
- Brushed steel ironmongery
- Upvc double glazed windows
- PV panels
- Turfed rear gardens
- Paved patio area to rear
- Patio doors (plot dependent)
- Tarmac driveways
- Underfloor heating to ground floor

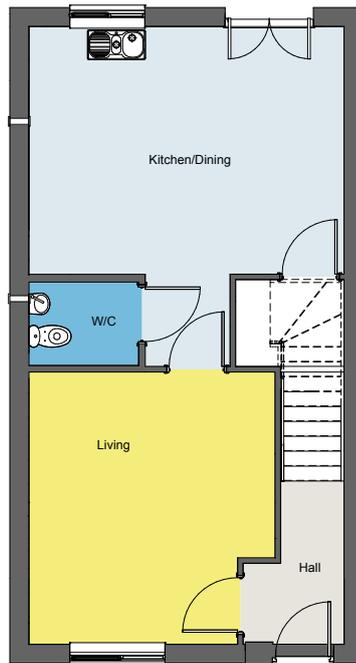


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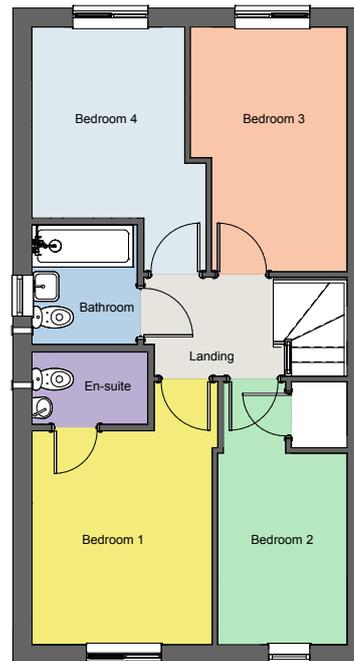
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Floor plan



Ground floor



First floor

Dimensions

Living Room	4.61m x 4.14m
Kitchen/Dining	4.21m x 5.31m
WC	1.49m x 1.88m
Bedroom 1	3.25m x 3.04m
Ensuite	1.28m x 1.81m
Bedroom 2	3.25m x 2.21m
Bedroom 3	4.49m x 2.67m
Bedroom 4	3.24m x 2.58m
Bathroom	2.08m x 1.80m

Disclaimer: Please note illustration is an example of the house type only. All dimensions indicated are anticipated measurements provided by the developer and are not confirmed as built dimensions. Furniture layout is for illustrative purposes only. Materials used, landscaping and parking arrangements may differ from that shown. For detailed plans and specifications please contact our Sales Advisors.

