



Garden City Homes

Mercia

4 Bedroom Semi Detached



Specification

Kitchen

- Contemporary high-quality kitchen
- Single electric fan oven
- Electric hob
- Black splashback
- Chimney style stainless steel extractor
- Pre-plumbed for washer and dishwasher
- Stainless steel sink and chrome mixer tap

Safety

- High security front door
- Mains powered smoke detectors
- Mains powered heat detectors
- LABC 10-year build warranty

Bathroom

- Contemporary sanitary ware
- Part tiled ceramic walls
- Thermostatic shower over bath

Ensuite

- Contemporary sanitary ware
- Part tiled ceramic walls
- Thermostatic shower

Electrical

- Heat pump
- Electric Vehicle Charging point
- PV panels
- Pre-wired multimedia point
- Brushed steel switches and sockets in kitchen
- Feature chrome light fitting to Kitchen area

General

- External light fittings
- Doorbell and chime unit
- Chrome ironmongery
- Turfed rear garden
- UPVC double glazed windows
- Paved patio area to rear
- Tarmac driveways



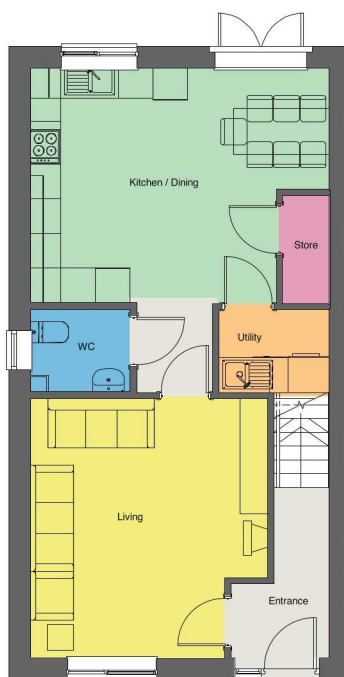


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Floor plan



Ground floor



First floor

Dimensions

Living Room	4.17m x 4.55m
Kitchen/Dining	4.32m x 4.12m
Bedroom 1	3m x 3.53m
Ensuite	1.3m x 1.93m
Bedroom 2	3m x 3.29m
Bedroom 3	2.17m x 4.03m
Bedroom 4	2.17m x 3.2m
Bathroom	1.98m x 1.93m

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, branded items, landscaping and parking arrangements may differ from that shown. For detailed plans and specifications please contact our Sales Advisors.

