



Garden City Homes

Shermont

2 Bedroom Terrace



Specification

Kitchen

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

Safety

- High security front door
- Mains powered smoke detectors
- Carbon monoxide detector
- NHBC 10-year build warranty

Bathroom

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

Electrical

- Electric Vehicle Charging point
- BT point to lounge
- TV point to lounge
- White light switches and sockets throughout
- Feature chrome light fitting to Kitchen area
- Ceiling mounted bathroom light fitting

General

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



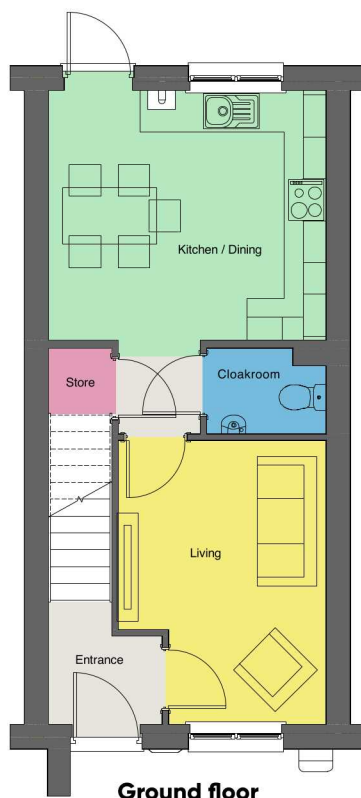


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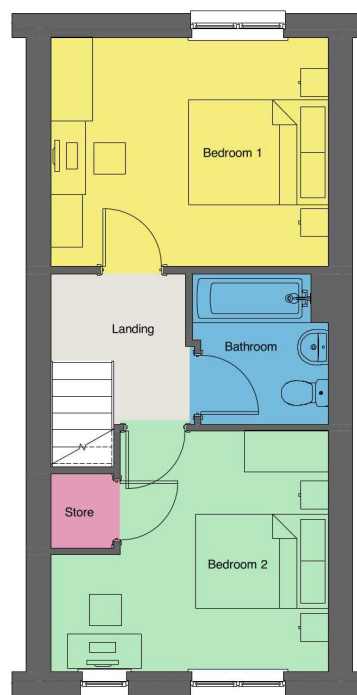
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Floor plan



Ground floor



First floor

Dimensions

Living Room	2.97m x 4.06m
Kitchen/Dining	3.97m x 3.57m
Cloakroom	1.71m x 1.22m
Bedroom 1	3.26m x 3.97m
Bedroom 2	3.41m x 3.97m
Bathroom	1.82m x 2.15m

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.

