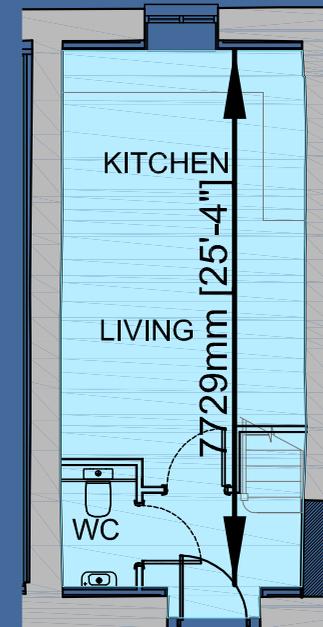
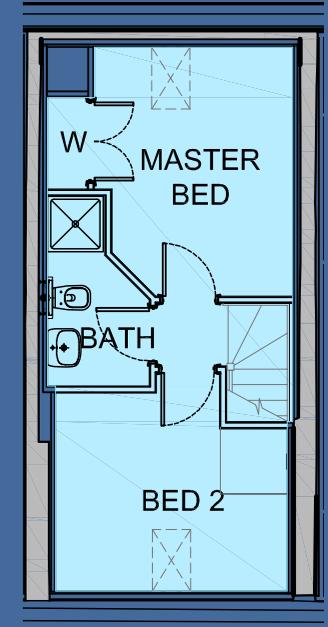




3370mm [11'-1"]



Ground Floor Plan



First Floor Plan

# Flint Mews | Manor Barns

## Enjoy a Superior Specification

### Kitchen

- A bespoke high gloss Kitchen featuring a stunning Quartz Worktop
- Siemens Induction Hob
- Siemens Integrated Single Oven
- Siemens Integrated Microwave
- Integrated Elica Extract Hood
- Siemens Integrated Fridge/Freezer
- Siemens Integrated Slimline Dishwasher
- Siemens Integrated Washer/Dryer
- 1 ½ Bowl Stainless Steel Under Mount Sink
- Hans Grohe Tap with Pullout Mixer
- LED Spot and Plinth lights with Feature Under Cupboard Lighting

### Bathroom

- A stunning range of Duravit Sanitaryware and Hans Grohe Taps
- Matki Shower Tray and Screen
- Grohe Shower Valve with Rainhead Shower
- Chrome Towel Rail with separate Timer Control
- Chrome Shaver Light

### Heating and Hot Water Provision

- Underfloor Heating to Ground Floor
- Thermostatically Controlled Radiators to first floor with separate programmer
- Electric Boiler for Heating and separate Pressurised Hot Water Cylinder

### Electrics and Lighting

- Chrome faceplates throughout
- Elegant dimmable Plaster Wall Lights
- Energy Efficient LED Spot Lighting and Wall Lighting
- Media Point to Living Room
- Provision for Wall Mounted Television to Living Room and Master Bedroom
- Television Points to Living Room and Master Bedroom
- Telephone Points to Living Room and Master Bedroom
- Plentiful double Power Points throughout
- External Light to Front with PIR Controls
- Mains Fed Smoke and Heat Detectors with Battery back-up
- Hard wired for NACOSS approved Alarm

### Finishes and Decorations

- Oak Front Door
- Pebble Grey Flush Casement Windows, with Chrome Ironmongery
- Oak Solid Cottage Internal Doors with Chrome Ironmongery
- Crown Emulsion to Walls (1 colour choice per room, dependent on build stage)
- Smooth White Ceilings throughout
- Feature Beams, Trusses and Purlins
- Deep Skirtings and Architraves throughout all finished with White Eggshell
- Stunning Oak Staircase

### Flooring

- Ceramic Floor Tiles to Kitchen, Bathroom and Cloakroom
- Ceramic Wall Tiling to Bathroom and Cloakroom
- Carpet and Wood Flooring can be supplied from our select range as an additional option

### External

- Grass to all lawn areas
- Native Hedge and Post and Rail Fence to Garden
- Patio and Path finished in Natural Sandstone
- Carport with Electric Light and Power
- Courtyard to be finished in Gravel
- Dedicated further Parking Space in Courtyard
- Entrance Road to be Tarmac with Grey Chippings over

### Services

- Mains Electric and Water
- Sewage to Environmentally Friendly Combined Package Plant

**Note all specifications are subject to change without notification. All options dependent upon stage of build process.**

The information contained in this brochure is for guidance only. Due to our policy of continuous improvement, sizes, plans and specifications shown may be subject to alteration at any time. Dimensions are approximate only and not intended to be used for carpet, appliance or furniture sizes. It should be noted that whilst similar, the representations of the development within the brochure are not necessarily accurate in every respect. The information provided does not, therefore, form part of any legal contract. All prices quoted may be subject to VAT.

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