Photograph is of a similar Warnham housetype.

THE WARNHAM

HOME 42

LILLYBANK
BATTLE

THE WARNHAM SPECIFICATION

KITCHEN FEATURES

- The handless kitchen is equipped with a comprehensive range of wall and floor cabinets with laminate worktop and splash back.
- Fully integrated appliances to include a 4-ring induction hob, extractor, double oven with grill, fridge/freezer and dishwasher.
- Utility is provided with a laminate work surface with space for freestanding washing machine and condenser dryer.

BATHROOM, EN SUITES AND CLOAKROOM

- Contemporary white suites with chrome fittings.
- Cabinetry to cloakroom and bathroom.
- Heated white towel rail provided to the bathroom and en suites.
- Shaver socket provided to the bathroom and en suites.
- Ceramic wall tiles to the bathroom, en suites and cloakroom.
- Mirror provided to the cloakroom, en suites and bathroom.

ELECTRICAL AND MULTIMEDIA

- White switch plates and sockets throughout.
- Double socket with USB inserts included in kitchen area, each side of bed position in bedroom 1 and one in each other bedroom.
- Recessed down lights or pendant lighting to all rooms.
- TV and BT points are provided to selected rooms with a provision for Sky Q (box, dish and subscription not included).
- CAT6 cabling from master BT point (under stairs cupboard) to TV position in the living room and bedroom 1 to allow for hard wired internet access to these locations only. Other locations to rely on wireless internet access (subscription not included).
- Provision for future car charging station with a termination point or blanking plate within car port (charging unit to be installed by the occupier if and when required).
- Power provided to loft area.

CENTRAL HEATING AND HOT WATER

- An efficient gas-fired central heating system, via radiators with thermostatic controls, is provided in conjunction with a pressurised hot water cylinder.

PEACE OF MIND

- Double glazed PVCu windows and doors with multi point locking system.
- External lighting provided.
- A mains fed smoke alarm is fitted to the hall and landing with a battery backup.

FINISHING TOUCHES

- Vertical five panel moulded internal doors with chrome fittings finished in a white gloss with half glazed doors to the Kitchen/dining room and living room.
- French doors provided to the rear of the living room.
- White painted softwood staircase with oak handrail.
- Sliding wardrobe doors with shelf and hanging space in bedroom 1.
- All internal joinery will consist attractive skirtings and architraves finished in a white gloss.
- Karndean flooring fitted to the kitchen/dining room, utility, cloakroom, hallway, bathroom and en suites.

EXTERNAL FEATURES

- Landscaped front garden with feature planting.
- Turf to rear garden with an area of patio.
- External waterproof socket to the rear of the property.
- External tap provided.
- Car port.

AFTERCARE

- Millwood Designer Homes has a dedicated Customer Aftercare Department providing peace of mind for two years after you move into the property.

SERVICES

- Mains electricity, gas and mains drainage.
- BT Fibre Broadband speed up to 300mb (Subject to connection and subscription).

GUARANTEES

- All the homes come with a ten-year Premier warranty.

TENURE

- Freehold.

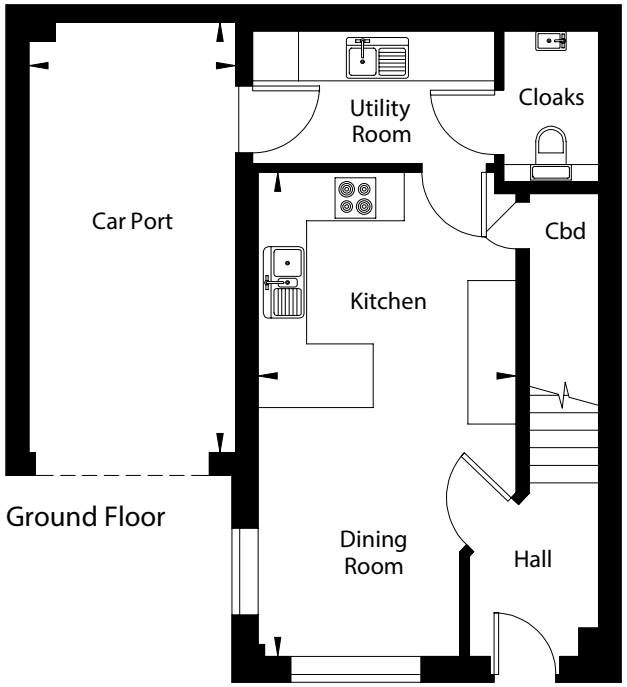
PEA = B

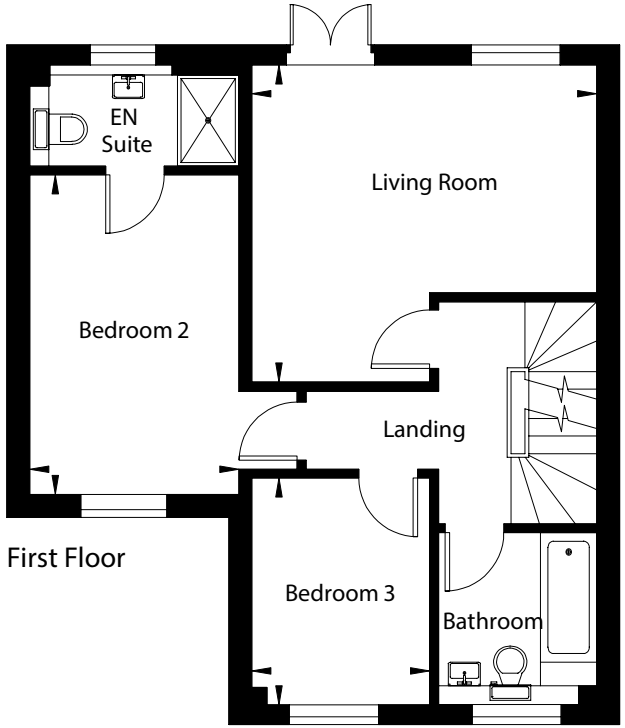
This brochure has been produced for your guidance only. Whilst every care has been taken, its accuracy cannot be guaranteed. Elivia Homes reserves the right to change the specification without prior notice.

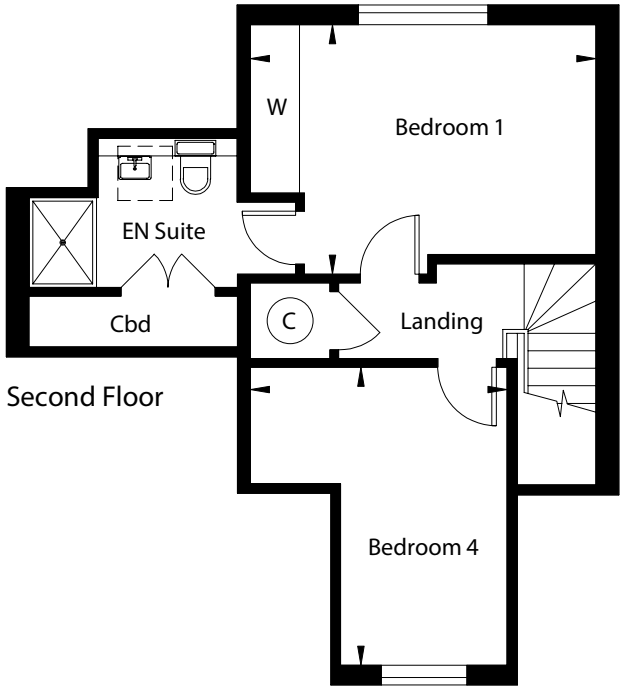
The photographs shown within this brochure depict previous Show Homes by Elivia Homes and do not necessarily relate to this specific development or house type. The specification may therefore vary from that shown.

THE WARNHAM HOME 42

4 BEDROOM SEMI-DETACHED







GROUND FLOOR

Kitchen/Dining

6.34m x 3.38m
20'-9" x 11'-1"

FIRST FLOOR

Living Room

4.53m (max) x 4.16m (max)
14'-10" (max) x 13'-7" (max)

Bedroom 2

4.20m x 2.74m
13'-9" x 8'-11"

Bedroom 3

2.97m x 2.33m
9'-8" x 7'-7"

SECOND FLOOR

Bedroom 1

4.53m (max) x 3.27m (max)
14'-10" (max) x 10'-8" (max)

Bedroom 4

3.91m (max) x 3.37m (max)
12'-9" (max) x 11'-0" (max)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ELIVIA
HOMES

42 THE WARNHAM
4 BEDROOM SEMI-DETACHED

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BATTLE

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