Spring Gardens

NUMBER 4

THE NURSERIES

SUTTON VALENCE

NO.4 SPRING GARDENS SPECIFICATION

KITCHEN FEATURES

- The shaker style kitchen is equipped with a comprehensive range of wall and floor units with laminate worktops, up stand and splash back.
- Fully integrated appliances to include a 4-ring induction hob, extractor, double oven with grill, fridge/freezer, washer dryer and dishwasher.

BATHROOM, EN SUITE AND CLOAKROOM

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

ELECTRICAL AND MULTIMEDIA

- White switch plates and sockets throughout.
- Double sockets 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).
- EV car charging station provided within the Carbarn.
- Power provided to loft area.

CENTRAL HEATING AND HOT WATER

- An efficient combination boiler controls both the hot water and central heating system, via radiators with thermostatic controls.

PEACE OF MIND

- Double glazed PVCu windows and doors with multi point locking system.
- External lighting provided to all external doors.
- 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 dining area.
- 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.
- Amtico flooring fitted to the kitchen/dining room, cloakroom, hallway, bathroom and en suite.

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.
- Single Carbarn.

AFTERCARE

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

SERVICES

- Mains electricity, gas and drainage.
- BT Fibre Broadband speed up to 300mb (Subject to connection and subscription).
- PV panels provide Solar energy to your home via GSE integrated Solar Panels System, generating energy saving opportunities (daylight hours only and weather dependant).

GUARANTEES

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

TENURE

- Freehold house with a designated managed Carbarn and additional parking space for the exclusive use of the homeowner.

PLEASE NOTE

- There is a telecommunication mast on the adjacent land behind plot 4, please refer to the site plan for its location in relation to the property.

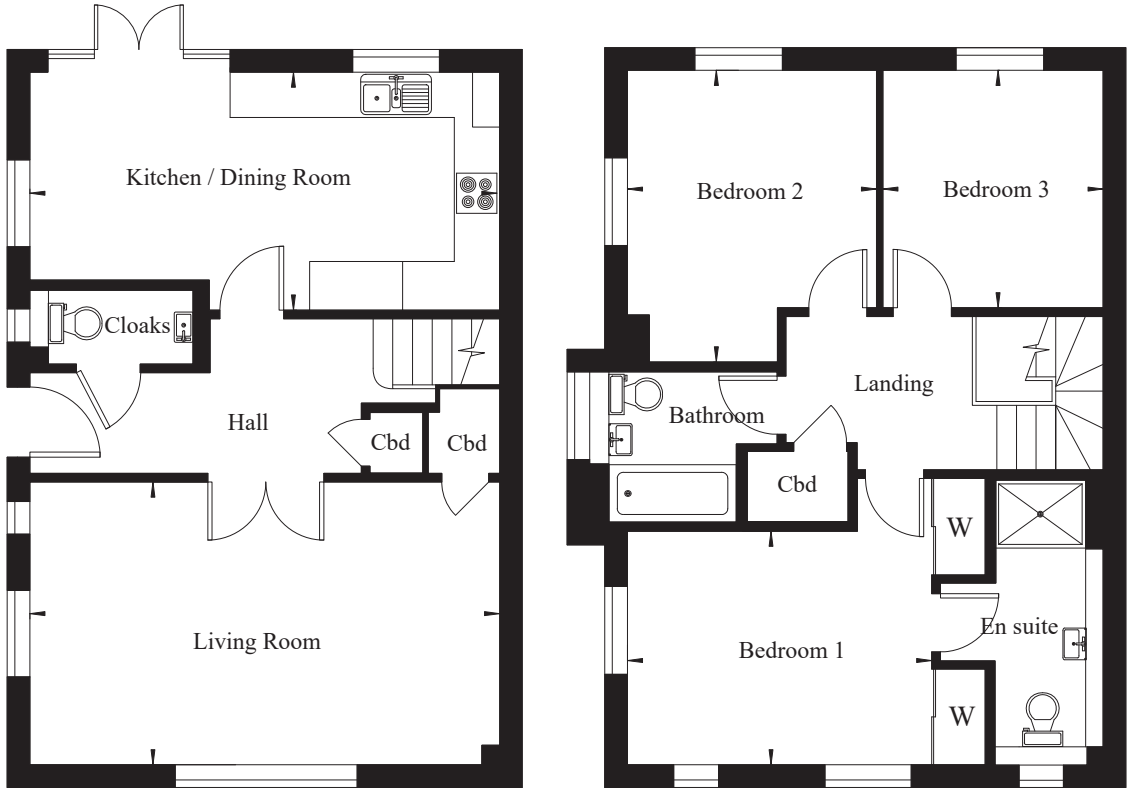
EPC = B

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. Nati ponsum nos, comnius.

NO.4 SPRING GARDENS

3 BEDROOM SEMI-DETACHED



GROUND FLOOR

Kitchen/Dining	Living Room
3.11m x 6.25m 10'-2" x 20'-6"	3.75m x 6.25m 12'-3" x 20'-6"

FIRST FLOOR

Bedroom 1	Bedroom 2	Bedroom 3
3.07m x 3.98m 10'-0" x 13'-0"	3.87m x 3.27m 12'-8" x 10'-8"	3.14m x 2.87m 10'-3" x 9'-5"

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

4 NO.4 SPRING GARDENS

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SUTTON VALENCE

CONSUMER CODE FOR HOME BUILDERS
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APPROVED CODE
TRADINGSTANDARDS.UK

Protection for new-build home buyers

The Nurseries will be a small development consisting of 18 homes and will be situated outside the village of Sutton Valence, Kent.

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Please note plots 12 to 18 are Affordable Homes.