SAFFRON HOUSE

HOME 3

SUMMERFIELD
NURSERIES
STAPLE

SAFFRON HOUSE SPECIFICATION

KITCHEN FEATURES

- The shaker style kitchen is equipped with a comprehensive range of wall and floor units with stone worktops, up stand and splash back.
- Fully integrated appliances to include a 5-ring induction hob, extractor, 2 x single ovens with grill, full height fridge and full height freezer, wine cooler, washer/dryer and dishwasher.

BATHROOM, EN SUITES AND CLOAKROOM

- Contemporary white suites with chrome fittings.
- Cabinetry to cloakroom, en suite 1 and bathroom.
- Heated black towel rail provided to the bathroom and en suites.
- Mirror provided to the cloakroom, bathroom and en suites.
- Shaver socket provided to the bathroom and en suites.
- Ceramic wall tiles to cloakroom, bathroom and en suites.

ELECTRICAL AND MULTIMEDIA

- Chrome 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, study 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).
- Car charging station provided to double garage.
- Power provided to loft area.

CENTRAL HEATING AND HOT WATER

- Underfloor heating to ground floor via Air source heat pump with thermostat control. Radiators to first floor with wireless thermostat. Hot water controlled via Hot Water Cylinder.

PEACE OF MIND

- An alarm system is provided to both the house and garage with PIRs to ground floor, landing and bedroom 1.
- 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.
- Heat detector provided to the kitchen.

FINISHING TOUCHES

- Four panel ladder moulded internal doors with chrome fittings finished in a white gloss with full glazed doors to the kitchen/family/living area and sung/TV room.
- Sliding patio doors provided to the family/living area.
- Brick fireplace with bressumer beam and wood burning stove provided to the living area.
- White painted softwood staircase with oak handrail.
- Sliding wardrobe doors with shelf and hanging space in bedroom 1 and 2.
- Wardrobe with shelf and hanging space in bedroom 2.
- All internal joinery will consist attractive skirtings and architraves finished in a white gloss.
- Amtico flooring fitted to the kitchen/family/living area, dining room, snug/tv room, hallway, cloakroom, bathroom and en suites.

EXTERNAL FEATURES

- Landscaped front garden with feature planting.
- Turf to rear garden with an area of patio.
- External waterproof socket provided.
- External tap provided.
- Garage to have electronically operated ‘up and over’ door with remote control, power and light.

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 and drainage.
- BT high speed fibre to the property. Final speed may vary depending on your local network and provider (subject to connection and subscription).

GUARANTEES

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

TENURE

- Freehold.
- PEA = B

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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.

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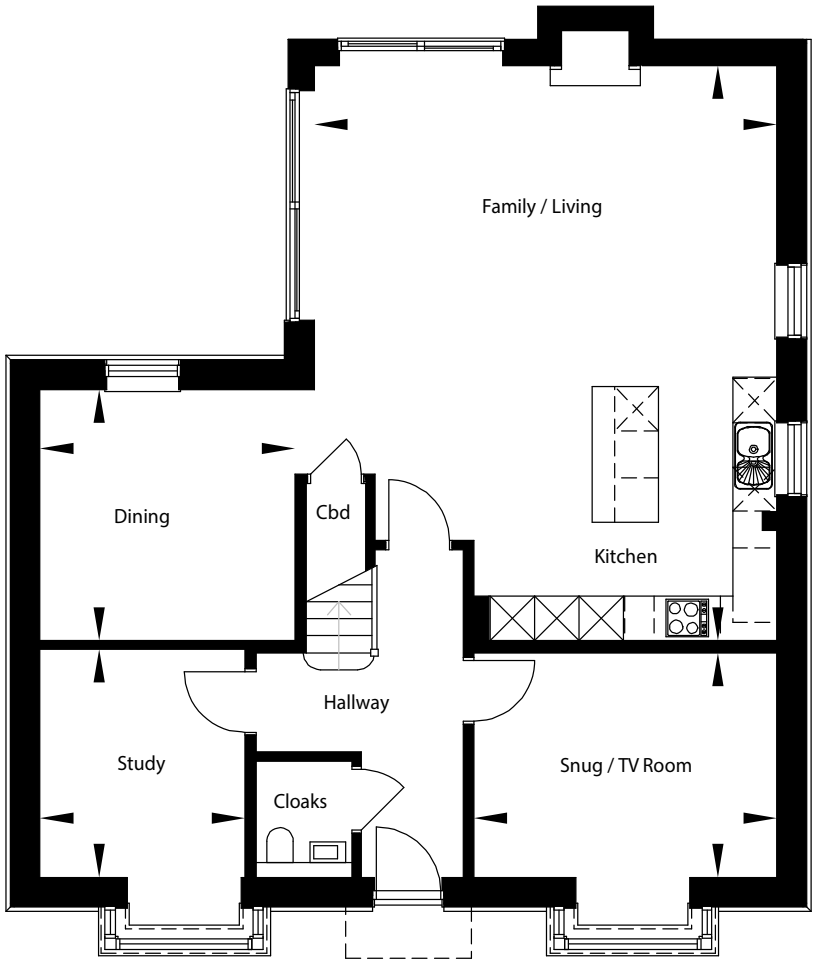
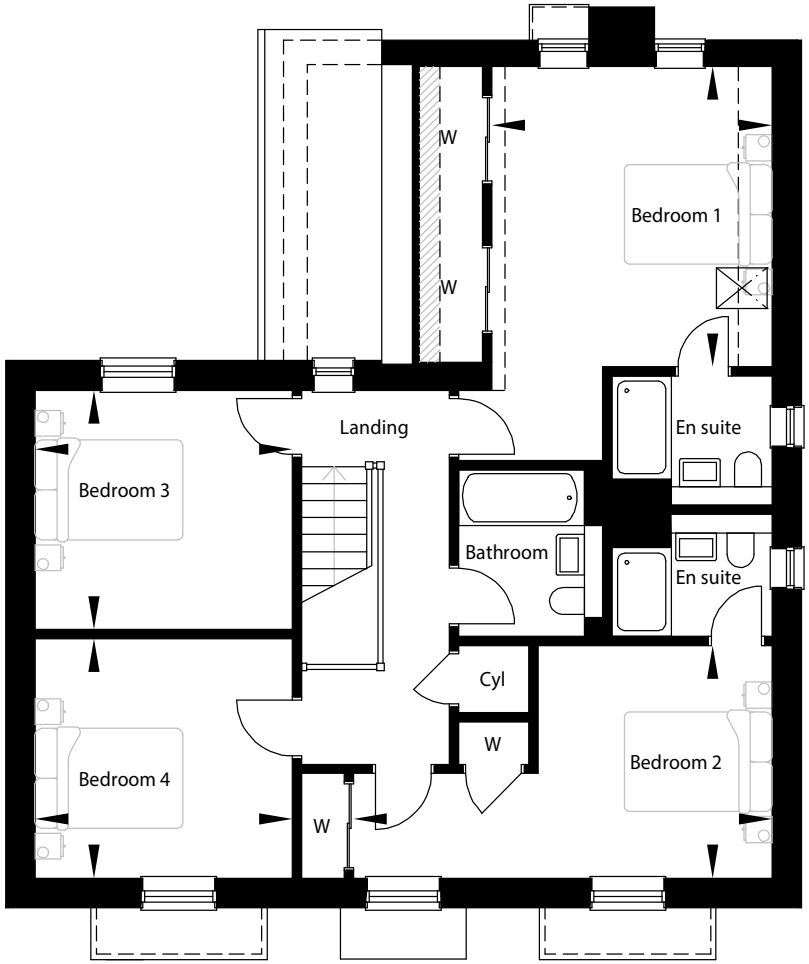
4-BEDROOM, DETACHED





GROUND FLOOR

Kitchen / Family / Living Area	Dining Area	Snug / Tv Room	Study
7785mm x 6265mm 25’-6” x 20’-6”	3450mm x 3400mm 11’-3” x 11’-1”	4100mm x 3040mm 13’-5” x 9’-11”	3085mm x 2775mm 10’-1” x 9’-1”

FIRST FLOOR

Bedroom 1	Bedroom 2	Bedroom 3	Bedroom 4
4065mm x 3795mm 13’-4” x 12’-5”	5665mm x 3150mm 18’-7” x 10’-4”	3485mm x 3240mm 11’-5” x 10’-7”	3485mm x 3240mm 11’-5” x 10’-7”

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.

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Potential Future Development

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4-BEDROOM, DETACHED

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