

THE SPENCER AT SADLER'S COURT - PRESTON

KITCHEN

- Shaker style kitchens incorporating Quartz worktops and splash backs
- Quartz waterfall worktops to kitchen islands and breakfast bars
- Two electric 'side by side' single, stainless steel, ovens with 5 burner induction hob and extractor cooker hood
- Integrated fridge/freezer
- Integrated dishwasher
- Stainless steel 1 1/2 bowl sink
- Quooker, 3 way tap for boiling, warm and cold water
- Integrated wine fridge
- Amtico flooring

UTILITY

- Installed washer and drying machines
- Stainless steel bowl sink with lever tap
- Quartz worktops and splash backs
- Amtico flooring

BATHROOM & EN SUITE

- Modern styled bathrooms and en suites with chrome fixings and Roca sanitary ware
- Semi pedestal basins with chrome mixer taps
- Vanity units
- Concealed toilets with soft-close seats
- Chrome shower head with slide rail
- Clear glass sliding door shower screen and glass bath shower screen
- Heated chrome towel rails (size dependent on layout)
- Ceramic wall tiles on selected areas, edges trimmed with flat chrome
- Shaver socket

MEDIA & CONNECTIVITY

- Prewired for Sky Q service
- TV points in all bedrooms and studies
- Telephone points in living room and master bedroom
- USB charger points incorporated in sockets within kitchen, living room, study and master bedroom as applicable

FINISHING DETAILS

- Modern style painted internal doors with chrome finish door furniture
- Closed-tread oak staircase with oak hand rail and spindles
- Staircase to include carpet runner and rods
- Painted, three stepped architrave and skirting boards
- Full height wardrobe with sliding frosted glass door or shelf/rail in the dressing room area
- Bi-folding doors onto rear garden
- Roof lantern over kitchen / dining / family area

HEATING, ELECTRICAL & LIGHTING

- Energy efficient Air Source Heat Pump system with mains pressure hot water system and central programmer
- Underfloor heating to ground floor
- Radiators to first floor
- LED down lights in kitchen, utility, all bathrooms, en suites and cloakrooms
- Pendant lighting in all other rooms
- External lights for all external doors
- External, weatherproof power socket
- Facility for future wireless alarm system

EXTERNAL

- Electrical vehicle charging point
- Landscaped front
- Turf in the back garden
- Close board fencing around gardens
- External water tap

GARAGE

- Electric garage door
- Double power sockets and strip lighting

WARRANTY

- Q Assure Build 10 year warranty

The Spencer



A four bedroom home
with an integral double garage

Sadler's Court

PRESTON



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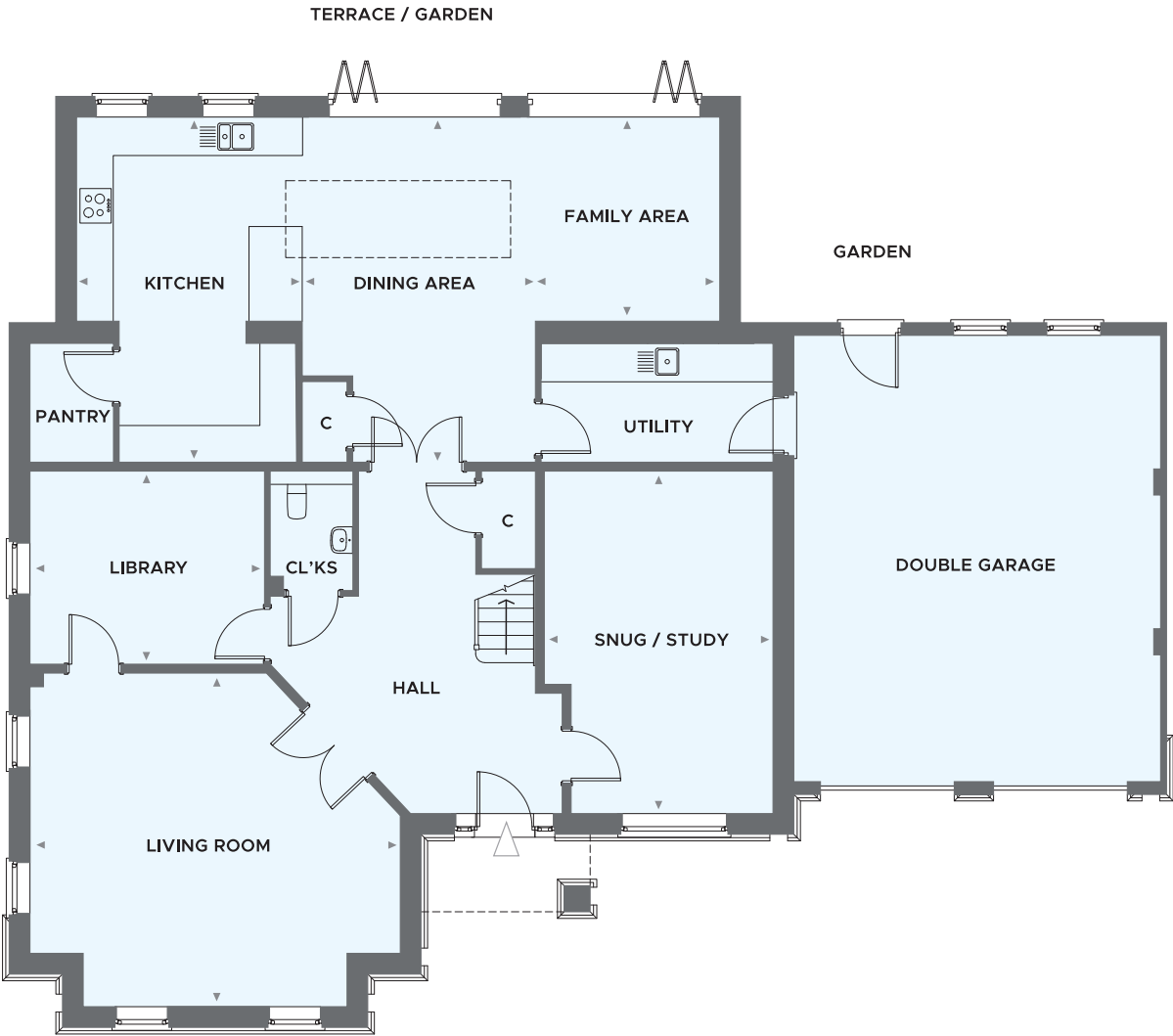


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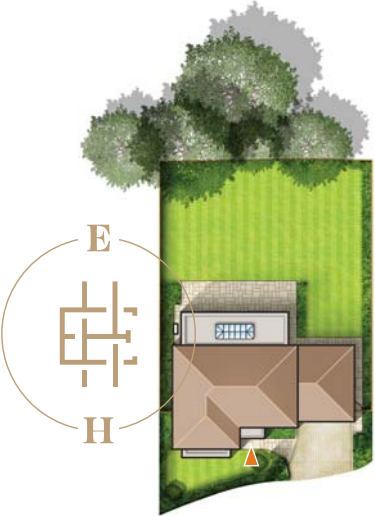
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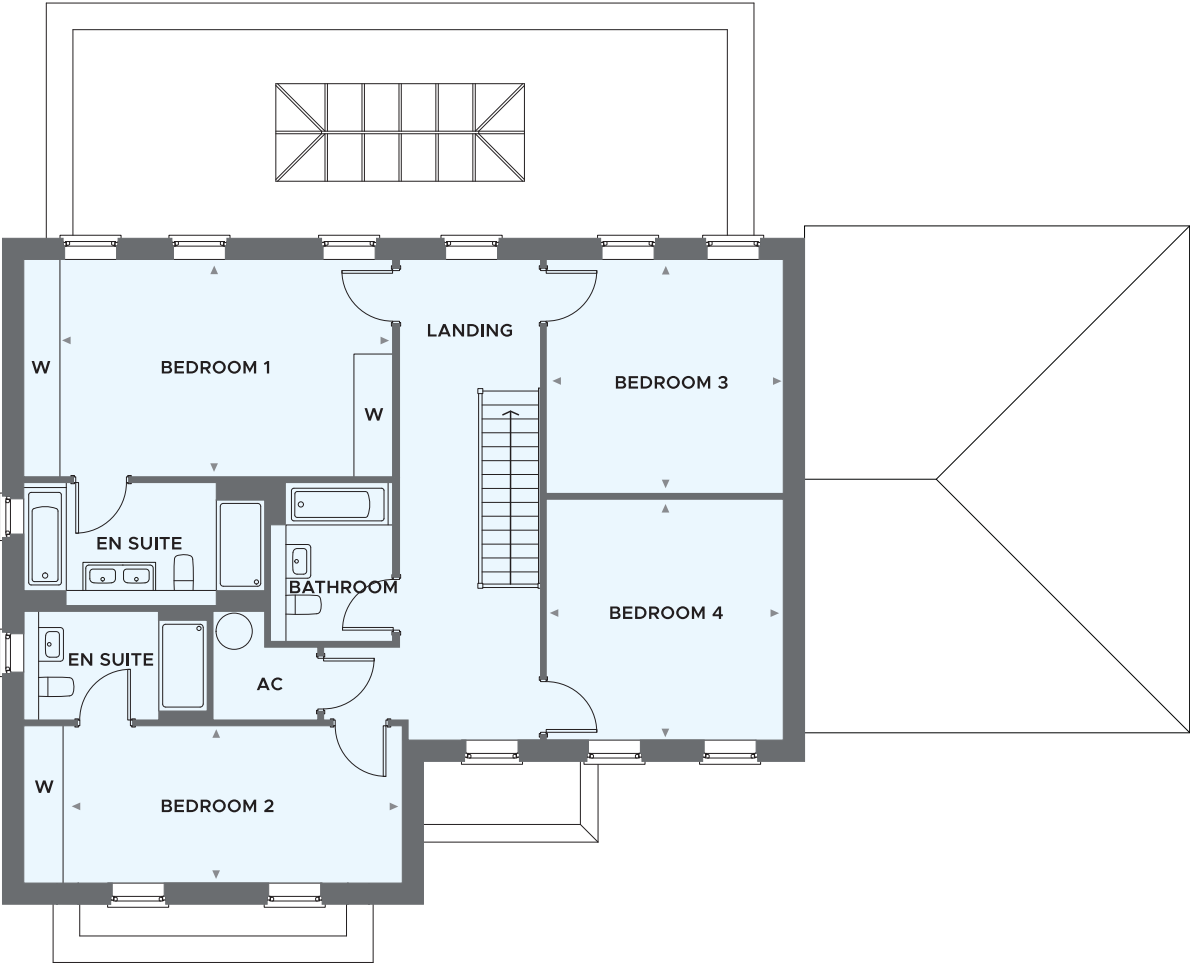
GROUND FLOOR



The Spencer

SADLER'S COURT

A beautifully spacious four-bedroom home. Downstairs offers a versatile study/snug room and library, and a fabulous open-plan kitchen/dining/family room opens onto the delightful terrace and garden. Four generous bedrooms include the principal suite with two sets of wardrobes and luxurious en suite, whilst bedroom two also has an en suite and wardrobes. Practical spaces include utility, pantry, private driveway and double integral garage.



FIRST FLOOR

Total Internal Living Area: 277.8 sq m / 2,990 sq ft
Not including garage

Kitchen	5.83m x 4.10m	19'2" x 13'5"	Bedroom 1	5.45m x 3.59m	17'10" x 11'9"
Dining Area	5.83m x 3.66m	19'2" x 12'0"	Bedroom 2	5.61m x 3.50m	18'5" x 11'6"
Family Area	3.45m x 3.12m	11'4" x 10'3"	Bedroom 3	3.92m x 3.86m	12'10" x 12'8"
Living Room	6.26m x 5.64m	20'6" x 18'6"	Bedroom 4	3.97m x 3.92m	13'0" x 12'10"
Library	3.96m x 3.26m	13'0" x 10'8"			
Snug / Study	5.79m x 3.87m	19'0" x 12'8"			

FRONT COVER: COMPUTER GENERATED ARTIST'S IMPRESSION AND INDICATIVE ONLY. PLANS ARE NOT TO SCALE.
LANDSCAPING AND SURFACES ARE INDICATIVE ONLY. MEASUREMENTS ARE FOR GUIDANCE ONLY AND COINCIDE WITH THE ARROW POSITIONS WITHIN ROOMS.
MEASUREMENTS ARE SHOWN TO THE NEAREST 1CM. ELIVIA HOMES RESERVE THE RIGHT TO CHANGE SPECIFICATION DURING THE COURSE OF CONSTRUCTION.

