THE BIRTLEY

HOMES 2 & 3

THE BRAMBLES

Crowborough

THE BIRTLEY SPECIFICATION

KITCHEN FEATURES

- The Shaker Style kitchen is equipped with a range of wall and floor cabinets with laminate worktops, up stand and splash back.
- Fully integrated appliances to include a 4-zone induction hob, extractor, double oven, full height 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 provided to all rooms.
- Double socket with USB inserts to be included in kitchen and each side of the bed position in bedroom 1 and one in each remaining bedrooms.
- Recessed down lights or pendant lighting to all rooms.
- TV and BT points are provided to selected rooms with a provision for Sky plus HD (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 to single garage.
- 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 and dining/living room.
- French doors provided to the rear of the living/dining room.
- White painted softwood staircase with oak handrail.
- All internal walls finished in white paint.
- Wardrobe with shelf and hanging space provided to bedroom 1.
- All internal joinery will consist of attractive skirtings and architraves finished in a white gloss.
- Karndean flooring fitted plank style to the kitchen, hallway, cloakroom, en suite and bathroom.

EXTERNAL FEATURES

- Landscaped front garden with feature planting.
- Turf to rear garden with an area of patio.
- External tap provided.
- External waterproof socket provided to the rear.
- Single garage to have manual opening door with 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, gas and drainage.
- BT Fibre Broadband speed up to 300mb (Subject to connection and subscription).

GUARANTEES

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

TENURE

- Freehold.
- PEA = B

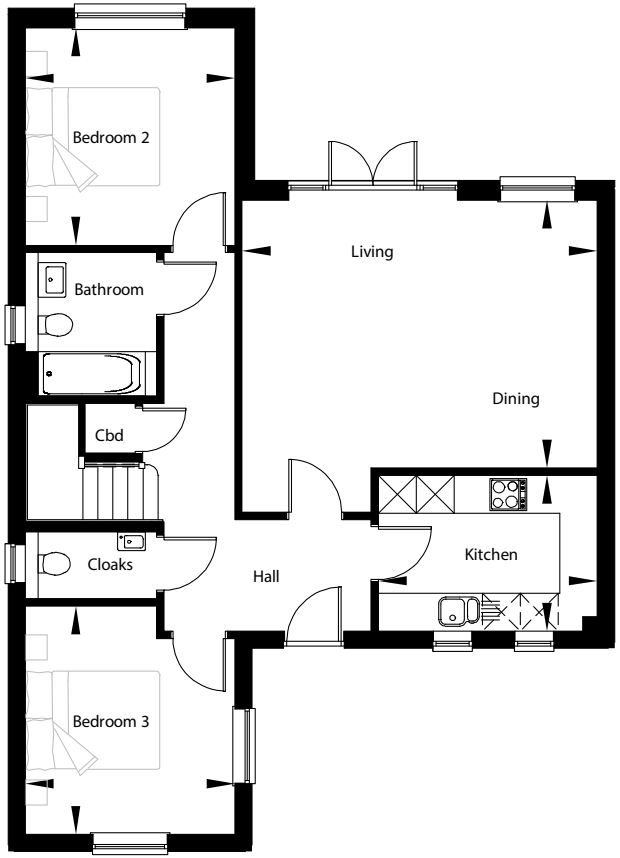
This brochure has been produced for your guidance only. Whilst every care has been taken, its accuracy cannot be guaranteed. Elivia Homes reserves the right to change the specification without prior notice.

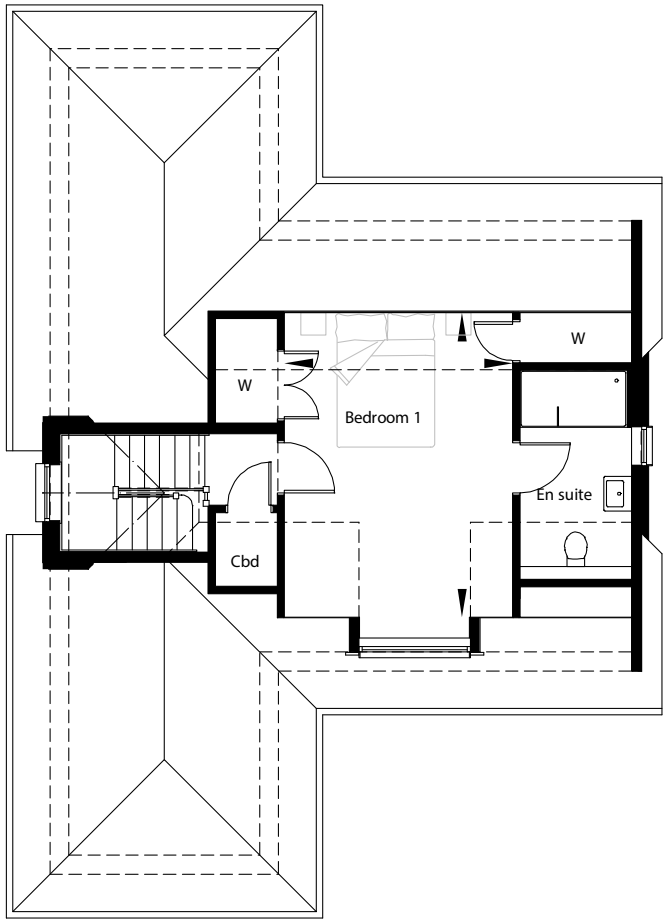
The photographs shown within this brochure depict previous Show Homes by Elivia Homes and do not necessarily relate to this specific development or house type. The specification may therefore vary from that shown.

THE BIRTLEY HOMES 2&3

3 BEDROOM DETACHED

(Please note Plot 3 is handed)





GROUND FLOOR

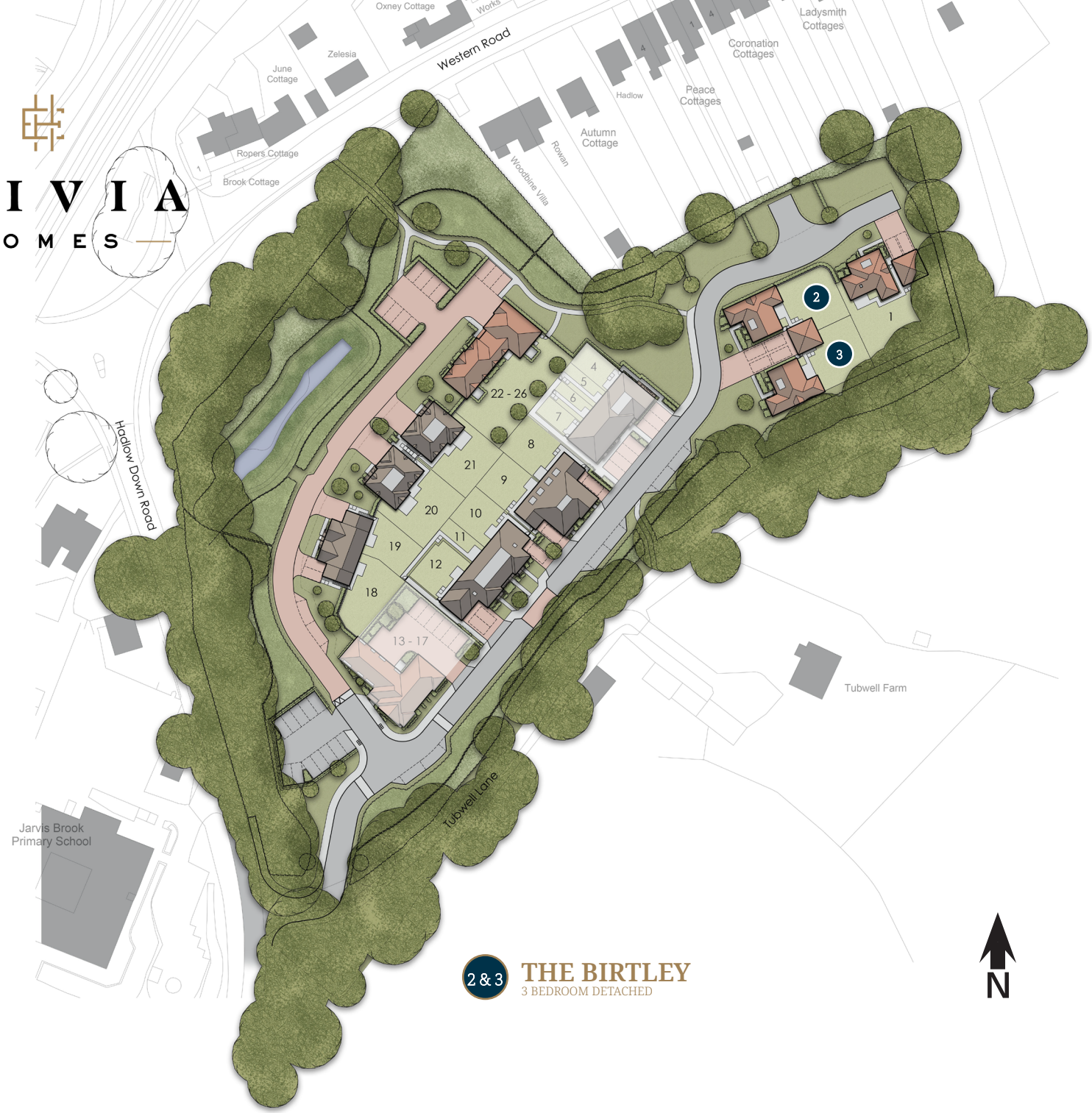
Living/Dining	Kitchen	Bedroom 2	Bedroom 3
5640mm x 4250mm 18'-6" x 13'-11"	3474mm x 2474mm 11'-4" x 8'-1"	3452mm x 3324mm 11'-4" x 10'-11"	3624mm x 3324mm 11'-10" x 10'-11"

FIRST FLOOR

Bedroom 1
4830mm x 3620mm 15'-10" x 11'-10"

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



2 & 3 THE BIRTLEY
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THE BRAMBLES

Crowborough

CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk

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Protection for new-build home buyers

The Brambles, a small development consisting of 26 homes, situated in the rural countryside of Crowborough, East Sussex.

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Please note plots 4-7 & 13-17 are Affordable Homes.