THE GRAFTON

FIVE BEDROOM DETACHED HOME

HOMES 4 & 5

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KINGSGATE PLACE

BROADSTAIRS

THE GRAFTON SPECIFICATION

KITCHEN FEATURES

The shaker style kitchen is equipped with a range of wall and floor cabinets with stone work surfaces, under mounted sink and full height splash backs below wall units.

Fully integrated appliances to include :

- Siemens induction hob with extractor.
- Siemens single electric oven.
- Siemens single electric oven with grill.
- Samsung American fridge freezer with ice maker.
- Siemens dishwasher.
- Caple wine cooler.
- Quooker Boiling tap.
- 1810 1.5 sink.

Utility room is provided with a range of base units, stone work surface, stainless steel sink and drainer with space for washing machine and condensing dryer.

BATHROOM, EN SUITES AND CLOAKROOM

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

ELECTRICAL AND MULTIMEDIA

- Brushed chrome switch plates and sockets throughout.
- Double socket with USB inserts to be included in kitchen area, to the bed position in bedroom 1 and one in the study, drawing room, dining room and 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 Q (box, dish and subscription not included).
- CAT6 cabling from master BT point (under stairs cupboard) to TV position in the drawing room, study, dining 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.
- 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

- A wireless alarm system is provided to the house PIRs to ground floor, landing and master bedroom.
- 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

- American White Oak 5 vertical panel internal doors with chrome fittings with full glazed doors to the kitchen/breakfast/dining room and drawing room.
- French doors provided to the rear of the family room.
- Aluminium bi-fold doors provided to the dining area.
- Fireplace with wood burning stove provided to the drawing room.
- American White Oak staircase and handrail with softwood treads.
- French doors leading to balcony in bedroom 1 of plots 1, 3–7 & 18. Juliette balcony to plots 2 & 8.
- Sliding doors to wardrobe(s) with shelf and hanging space in bedroom 1.
- Wardrobe in bedroom 2.
- All internal joinery will consist of attractive skirtings and architraves finished in a white gloss.
- Amtico fitted to various ground floor areas, bathrooms and en suites, please ask for details.

EXTERNAL FEATURES

- Landscaped front garden with feature planting.
- Turf to rear garden with an area of patio.
- Double external waterproof socket to the rear of the property.
- External tap provided.
- Double garage to have electronically operated 'up and over' doors with remote control, power and light. (Plots 6 & 7 have an enlarged single garage. Plots 11 & 12 have a single garage).

AFTERCARE

- Elivia Homes 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).

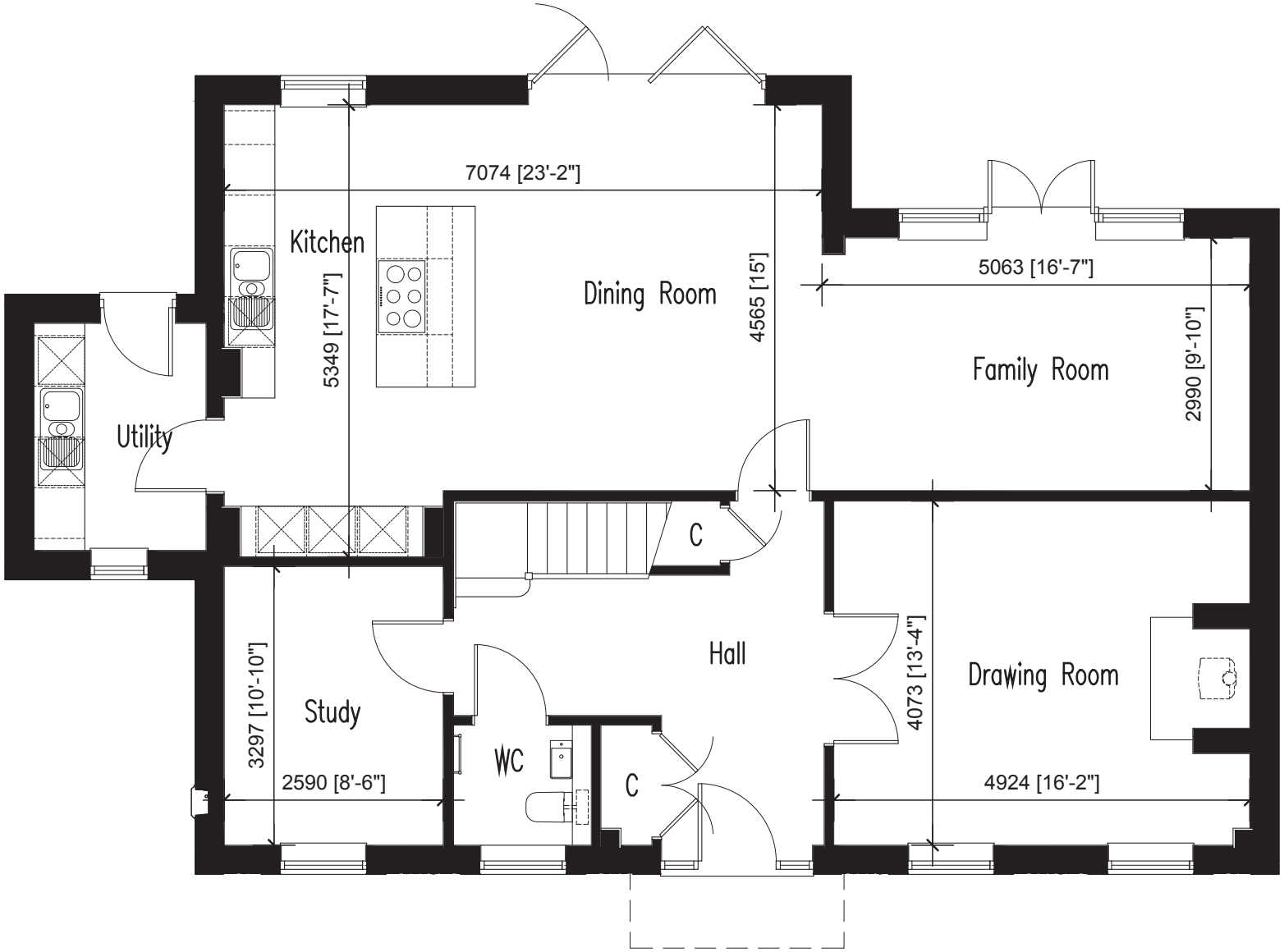
GUARANTEES

- All the homes come with a ten-year Q Assured Warranty.

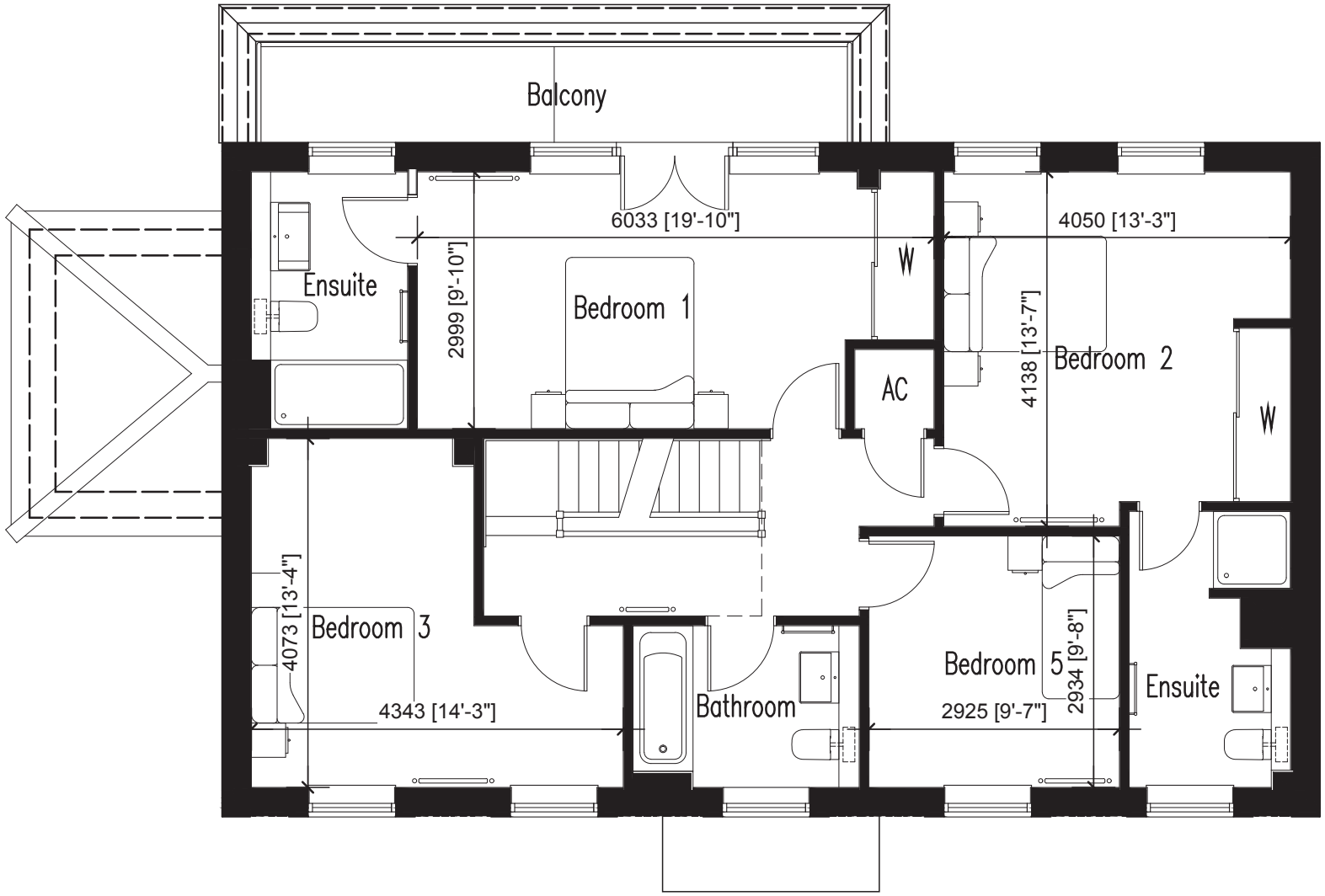
TENURE

- Freehold.
- PEA = B.
- Kingsgate Place benefits from a Residents Management Company with an annual service charge.

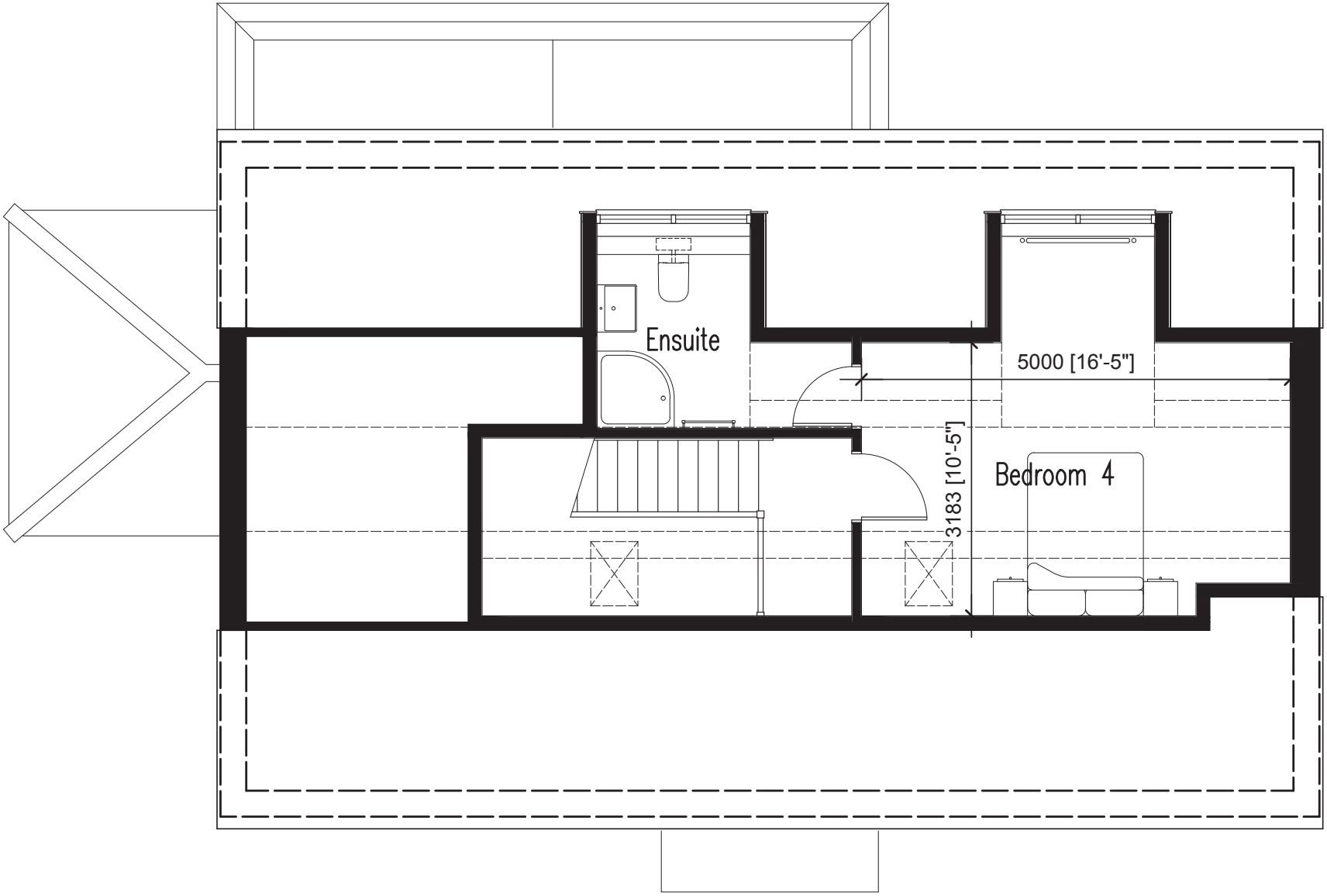
Ground Floor



First Floor


Balcony
6033 [19'-10"]
4050 [13'-3"]
Ensuite
2999 [9'-10"]
Bedroom 1
W
4138 [13'-7"]
Bedroom 2
AC
W
4073 [13'-4"]
Bedroom 3
4343 [14'-3"]
Bathroom
Bedroom 5
2934 [9'-8"]
2925 [9'-7"]
Ensuite

Second Floor



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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.

KINGSGATE PLACE

BROADSTAIRS

The Elmwood	HOMES	1, 6 & 18
The Lanthorne	HOMES	2 & 8
The Beacon	HOMES	3 & 7
The Grafton	HOMES	4 & 5
The Reading	HOMES	9 & 13
The Cedar	HOME	10
The Astor	HOMES	11 & 12
The Grange	HOME	14
The Albion	HOME	15
The Botany	HOME	16
Affordable housing	HOMES	17, 19–24

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