

**BUILDING QUALITY
HOMES FOR
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Benninga Chase
New family homes in Hedon

BEVERLEY



The Beverley 4 Bedroom Detached Home with Garage



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the home builders

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Sales Negotiator
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Important Notice: All plots subject to individual detailing, please confirm with our sales negotiator at reservation. Please note all properties comply with NHBC building control. All details contained on this sheet are correct at the time of going to print, however, the company reserves the right to alter specification at any time without notice. This information should be used as a guide only and does not form part of any contract or warranty.

The Beverley 4 Bedroom

Detached Home with Garage - Ground Floor

Front door and entrance hall

- Panel and glazed PVCu front door and glazed frame with security locking, polished chrome furniture and letterplate.
- Stainless steel up and down cannister external feature lights.
- Bell push and chimes unit.
- Mains linked smoke alarm
- Two double sockets.
- Telephone point.
- NACOSS approved burglar alarm entry/exit panel
- Coving
- Under stairs storage cupboard

Cloakroom

- Ideal Standard 'Concept Cube' sanitaryware.
- 'Concept' WC suite with soft close seat and cover
- 'Cube' basin
- 'Active' Chrome basin mixer
- Ceramic tiled splashback over basin*
- 'Concept' toilet roll holder
- Mechanical extractor fan
- Mains consumer unit distribution board

Lounge 4.900m x 3.150m approx

- Feature chimney breast with flue to dummy chimney
- Suitable for appropriate gas or electric fires
- Coving
- Lights on dimmers
- Four double socket outlets
- TV point
- Telephone point
- Conduit to DAB aerial, fitted
- Conduit to Sky dish, fitted
- Outlet point for sky +
- Systemline Modular single source music system
- One pair of ceiling mounted loudspeakers

Family room/study 3.150 x 2.350m

- Three double sockets
- Telephone outlet

Kitchen and dining room 3.950 x 5.200 not incl. snug

- Modern fitted kitchen
- Choice of unit styles and colours*
- Complimentary worktops and upstands.
- Feature panel over hob
- Blanco Zia 5S sink and mixer tap in Alumatalic
- AEG 'A' rated single stainless steel oven
- AEG 'A' rated combi microwave/oven
- AEG induction hob
- AEG extractor hood in stainless steel
- AEG integrated dishwasher
- AEG integrated 70/30 fridge freezer
- Feature lighting to units
- LED spot lights to kitchen area
- Four double socket outlets of which two are at worktop level
- Telephone outlet
- Two ceiling mounted speakers and volume control
- Coving

Utility

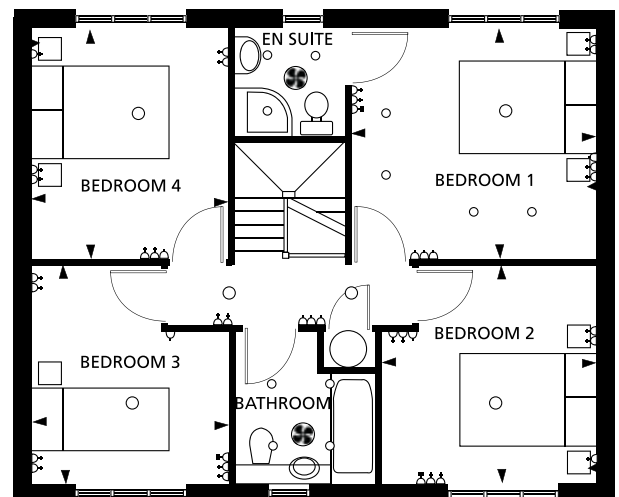
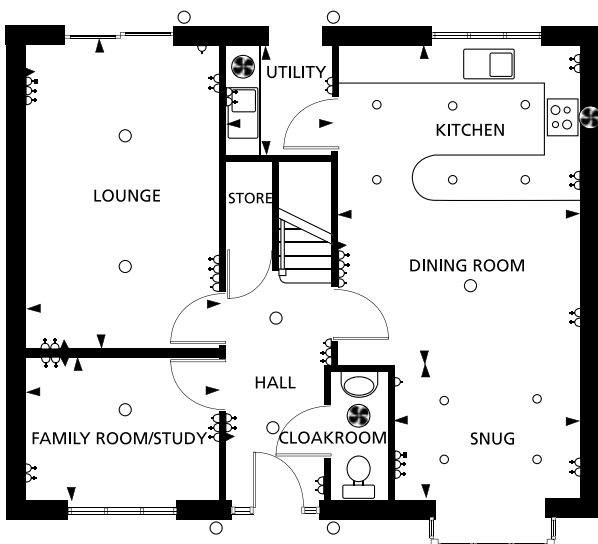
- Base and wall unit storage
- Choice of styles and colours*
- Complimentary worktop and upstand*
- Ideal Caradon Logic + wall mounted boiler
- Central heating and hot water controller
- One double socket at worktop level
- Plumbing for washer
- Power outlets for washer and drier
- PVCu rear door with security locking
- Stainless Steel up and down cannister external wall light

Snug 3.050 x 2.150m approx.

- LED spot lights on dimmer switch
- Two double sockets
- Television outlet
- Feature bay window

Floor Plan Key

- Main light
- ⊞ TV
- ⊞ Extractor fan
- LED spot lights
- ⊞ Double plug
- ▶ Telephone point
- ⊞ Light switch
- ▶ Measurement point



The Beverley 4 Bedroom Detached Home with Garage - First Floor

Landing

- Double socket outlet
- Mains linked smoke detector
- Access into loft space
- Loft ladder
- Cylinder cupboard with airing shelf

Bedroom 1 3.900 x 3.750m

- Coving
- LED spotlights
- Four double socket outlets
- Television point
- Telephone point
- Two ceiling mounted speakers and volume control

Ensuite bathroom

- Ideal Standard 'Concept Cube'
- 'Concept' back to wall WC suite with slow close seat and cover
- 50cm semi countertop 'Create square' basin
- 'Active' Chrome basin mixer
- Mira 80cm Quadrant shower tray
- Mira 80cm shower enclosure
- Mira Agile Shower and station
- 'Concept' toilet roll holder
- Mechanical extractor fan
- Shaver outlet
- Ceramic wall tiling, full height around shower enclosure, splashback over basin*.
- White heated towel ladder
- Chrome spot lights
- Lit mirror vanity unit
- Fitted vanity units with choice of colour and style unless already fitted with complimentary worktop

Bedroom 2 3.400m max x 3.500m max

- Television point
- Telephone point
- Three double socket outlets
- One single socket outlet

Bedroom 3 3.150m max x 3.500m max

- Three double socket outlets
- Television point

Bedroom 4 3.150m x 3.750m

- Three double sockets
- One single socket
- Television point
- Telephone point

Main bathroom

- Ideal Standard 'Concept Cube'
- WC back to wall suite with soft close seat and cover
- 50cm semi countertop 'Create Square' basin
- 'Active' Chrome basin mixer
- 'Concept' 170 X 75cm bath
- 'Active' bath/shower mixer
- 'Concept' toilet roll holder
- Mechanical extractor fan
- Shaver outlet
- Fitted vanity units with choice of colours and styles*
- Complimentary worktop*
- Ceramic wall tiling, full height around bath area, splashback over worktop*
- Chrome spot lights
- Two ceiling mounted speakers and volume control
- White heated towel ladder

Internal specification

- White painted panel doors
- Brushed steel furniture
- Woodwork white gloss
- Walls magnolia emulsion finish
- Ceilings white emulsion
- Electrical cover plates to hall, landing, lounge and bedroom 1 in brushed steel, all other rooms in white.

Window frames

- High performance PVCu white frames
- Double glazing
- Locking sashes to ground floor
- White plastic fascia and soffit

Central heating & hot water

- Specialist design by Ideal Stelrad
- High efficiency
- Ideal Logic + boiler
- Honeywell programmer
- Thermostatic Radiator valves to selected radiators
- Insulation to underfloor, walls and 300mm to roof void

Security

- NACOSS approved burglar alarm
- Door contacts
- Movement detectors
- Control panel
- Security locking to external doors
- Window locks to ground floor

Garage

- Double or single detached, subject to plot
- Up and over white panel door
- PVCu personel door with security locking
- Two fluorescent strip lights
- One double socket outlet

External specification

- Front lawns turfed
- Rear gardens topsoil graded and seeded
- Specific planting to front gardens to comply with planning permission
- Block sett driveways/parking spaces in complimentary red/buff setts
- Pavers to window positions
- External tap to rear of property
- Rear boundary fences 1.8m boarded
- Brick boundary walls on selected plots, subject to planning permission
- Marley Cedral weatherboarding in selected colours, subject to plot and planning permission
- Ibstock Hardwick facing bricks
- Marley Mendip roof tiles, colour grey or red, subject to plot

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