

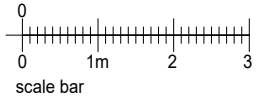


plot 1

plot 2



F l a n k ( E a s t )



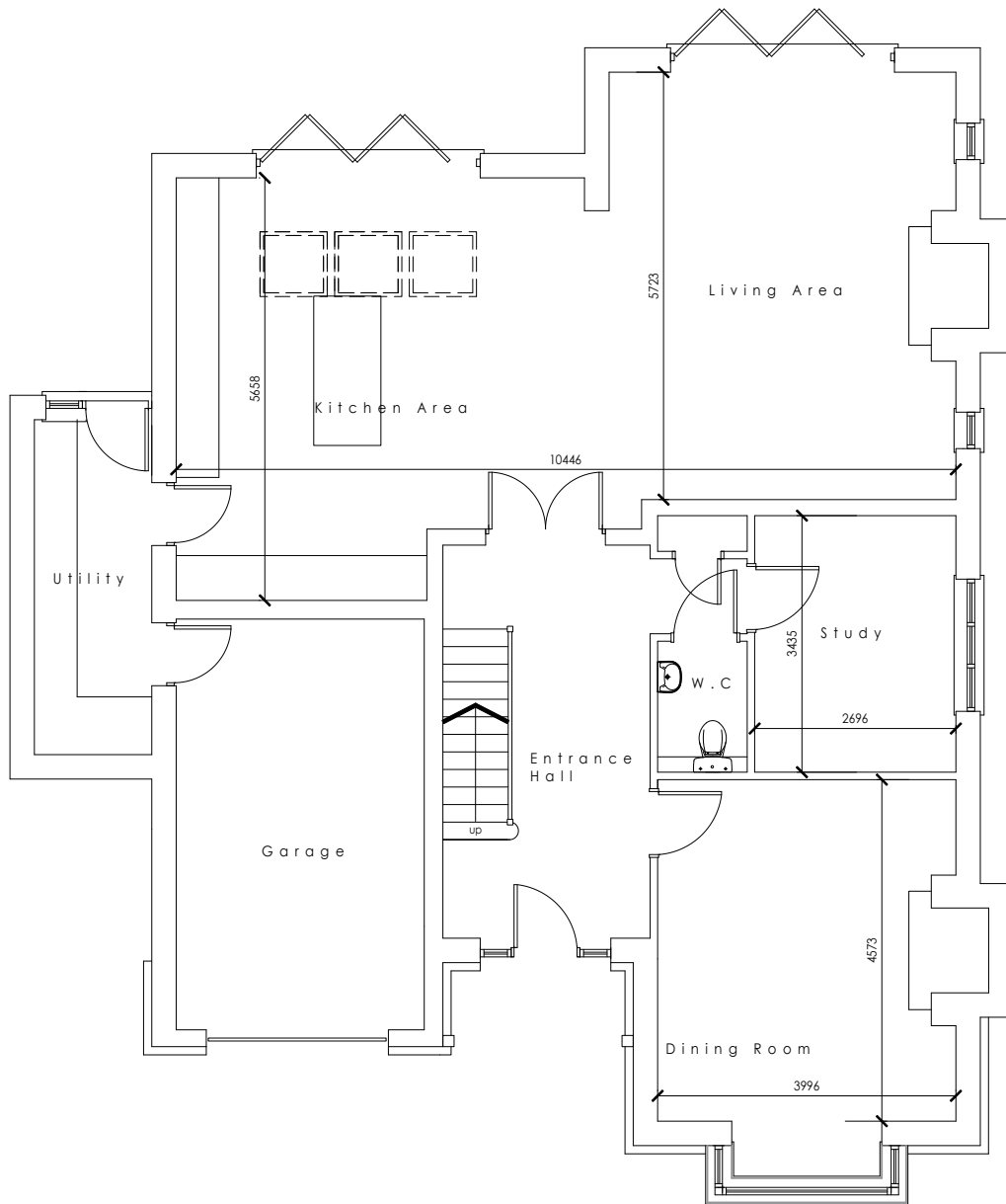
F l a n k ( W e s t )



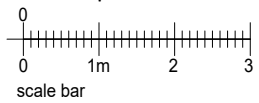
Front (South)

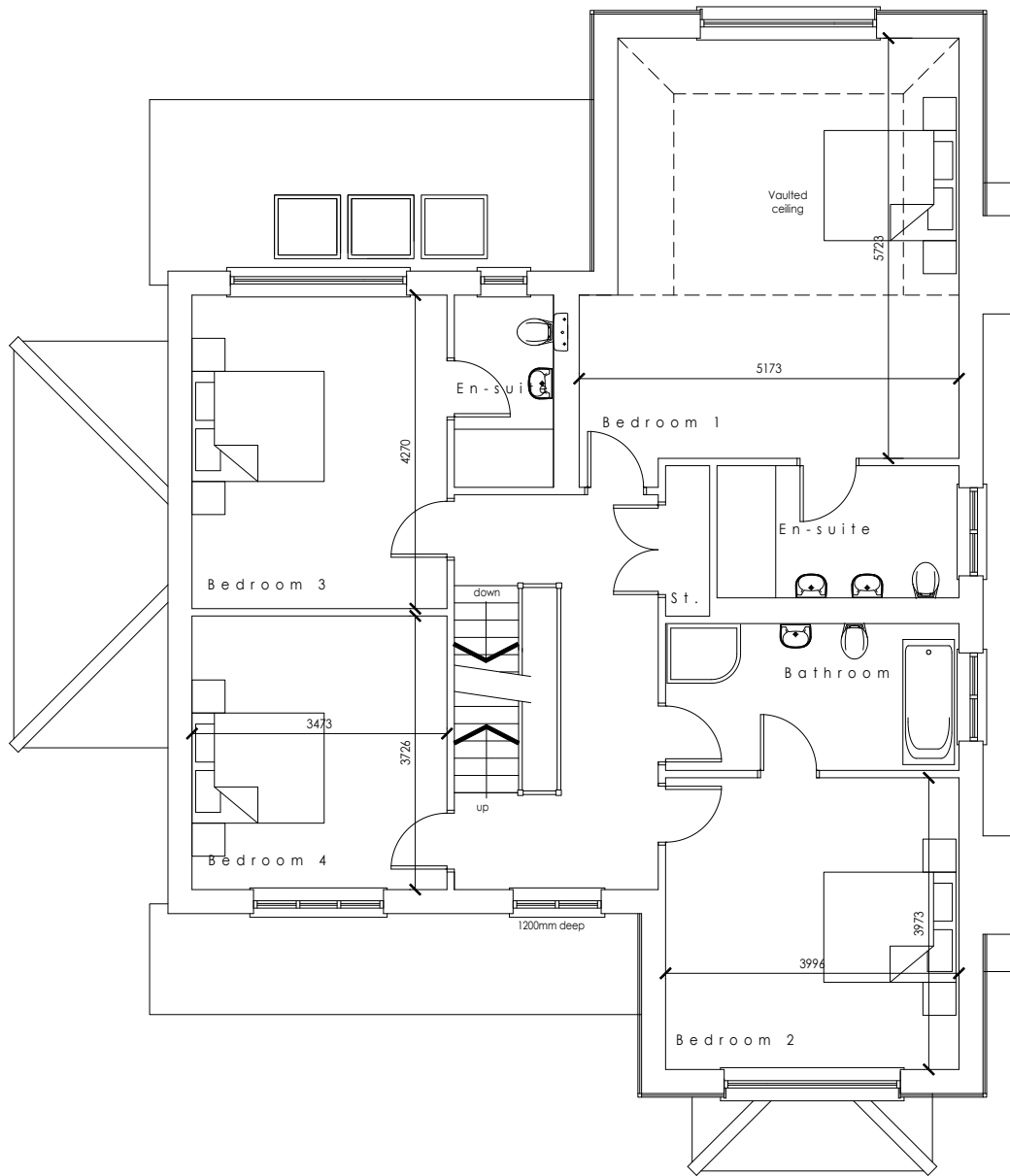


Rear (North)

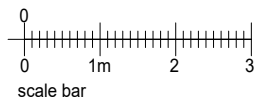


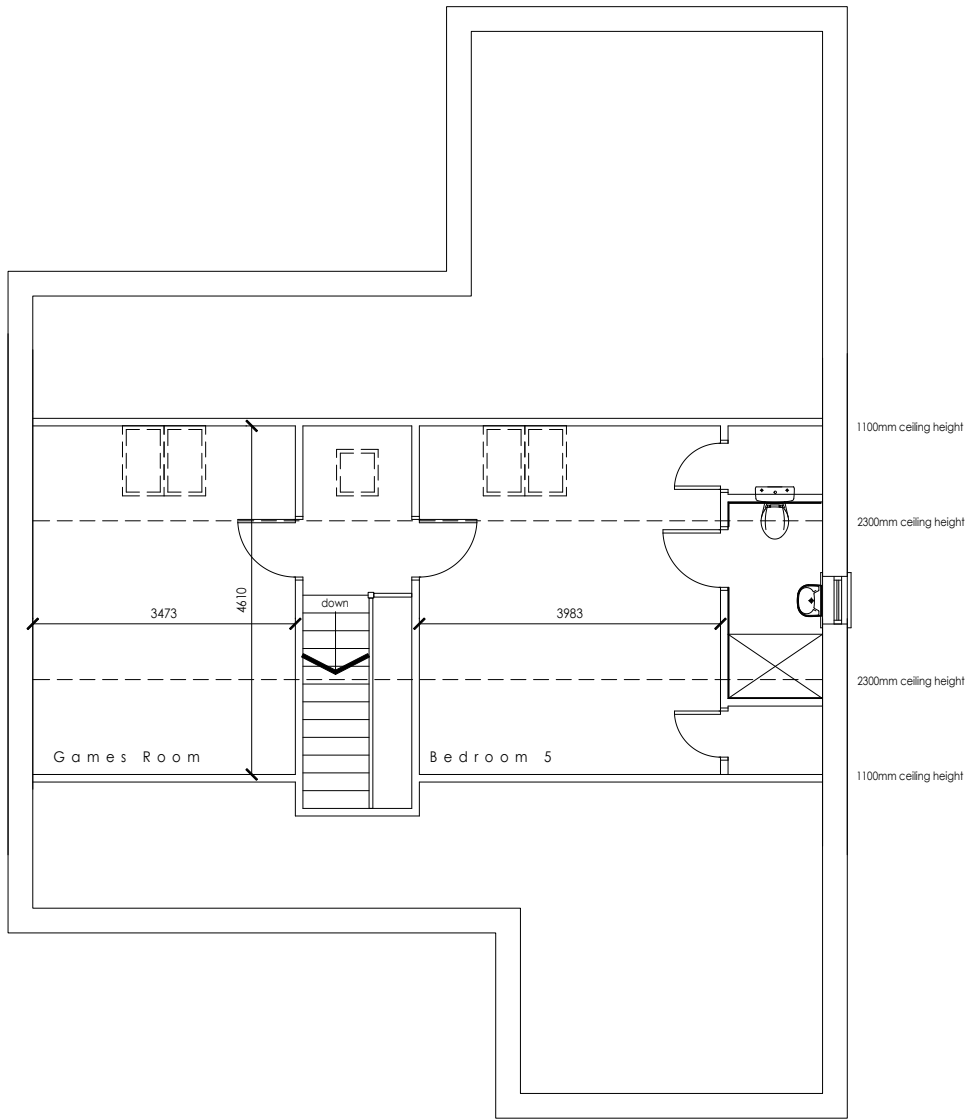
Proposed Ground Floor



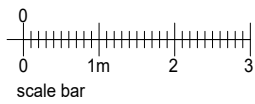


Proposed First Floor





Proposed Second Floor



## Plot 1 ,3 The Paddock, STOCK, ESSEX

Key features/ specification, to be read in conjunction with the attached drawings:

- Luxury fitted designer kitchen to include integral Siemens appliance ,hot tap, American style fridge freezer, granite worktops, induction hobs, designer canopy and extractor. Separate utility room with tiled floor and splash back, granite worktops, plumbing for washing machine and tumble dryer supplied.
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- Under floor heating throughout the ground floor.
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- Pressurised hot water system for powerful showers.
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- Luxury modern designer bathroom and ensuites , fully tiled floor and walls.
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- Bespoke staircase oak handrail and treads ,painted spindles.
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- Tiled floor to hall, kitchen, living area and utility room.
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- Timber Garage door with electric up and over door kit.
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- Smart TV network cabling
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- Satellite dish and terrestrial Aerial
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- Cat 6 cabling for home computer network. ( cabling only)
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- BT/broadband points.
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- timber double glazed windows and doors
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- SSIAB certificated burglar alarm system.
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- Character exterior finish to include clay roof tiles, traditional brick with plinth to front, timber windows , ,timber cladding.
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- Generous established landscaped rear gardens, to include patio area, garden laid to lawn, side access gates, power supply, outside water tap.
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- Landscaped front garden to include blocked paved driveway.
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- Joinery to be – regency design MDF painted architrave and skirtings.
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- Decoration- all joinery to primed undercoated and satin finish. All walls and ceilings to be emulsion finish with Dulux trade range to client's choice of colours.
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- Electrical installation to be part P compliant to architects spec.
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- NHBC 10 year structural warranty