

# Arundel

SPECIFICATION



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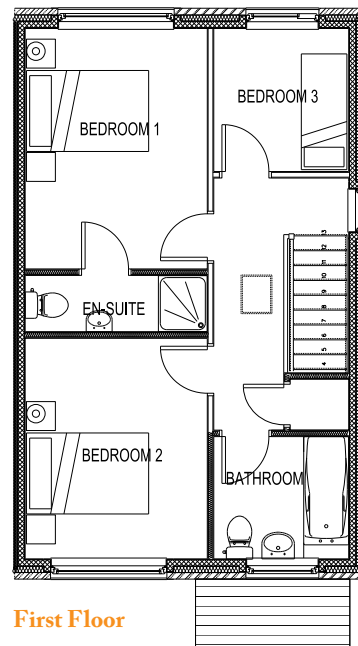
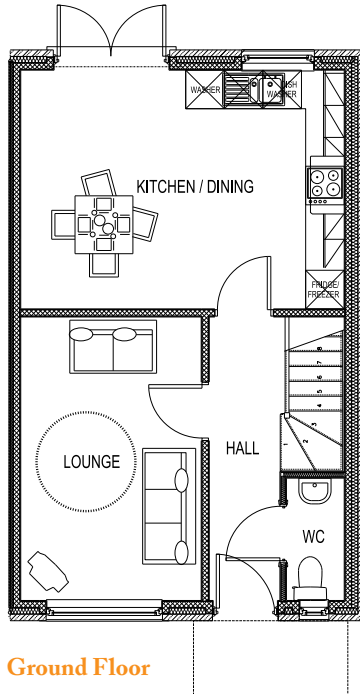
## SPECIFICATION

### Ground Floor Dimensions

<b>Kitchen / Dining</b>	5058mm x 3738mm	16'7" x 12'3"
<b>Lounge</b>	4436mm x 2833mm	14'7" x 9'4"
<b>WC</b>	1929mm x 925mm	6'4" x 3'0"

### First Floor Dimensions

<b>Bedroom 1</b>	3765mm x 2857mm	12'4" x 9'4"
<b>Bedroom 1 Ensuite</b>	2857mm x 900mm	9'4" x 3'0"
<b>Bedroom 2</b>	3459mm x 2857mm	11'4" x 9'4"
<b>Bedroom 3</b>	2251mm x 2125mm	7'5" x 7'0"
<b>Bathroom</b>	2125mm x 1927mm	7'0" x 6'4"



### Kitchen

- Fitted Arezzo kitchen cabinets with soft close doors/drawers
- Duropal post formed worktops and 100mm worktop upstands
- Black glass splashbacks
- Fan oven with timer and 4 burner gas hob with stainless steel chimney extractor
- Single lever stainless steel taps with 1.5 bowl sink inset
- Stylish under unit lighting and ceiling spot lights
- Integrated dishwasher and fridge/freezer

### Bathroom & Ensuite

- Contemporary white suite with chrome fittings
- Shower Screen
- Shaver Socket
- Down lights

### Decoration

- Emulsion to walls and ceiling
- Gloss to woodwork

### Heating

- Gas central heating with dual control

### Electrical Features

- Telephone points to lounge, hall and bedroom 1
- Television sockets to lounge
- Aerial satellite connection
- Smoke detectors and alarm
- Outside lighting
- Light switch to garage
- White/brushed steel socket finish option

### Windows & Doors

- Eurocell cream sash UPVC double glazed white internal and external finish. Internal beading with TPR
- Gasket, reinforced with thermal inserts
- White pannelled internal doors

### External Features

- Fencing separating plots. 1.2m high post and 2 rail timber fence
- Turfed front garden and block paved drives
- Topsoiled rear garden with turf option
- Buff paved patio

There are a number of optional extras available across your new Erris Home. Please discuss your requirements with the designated agent.