

# Canterbury

SPECIFICATION



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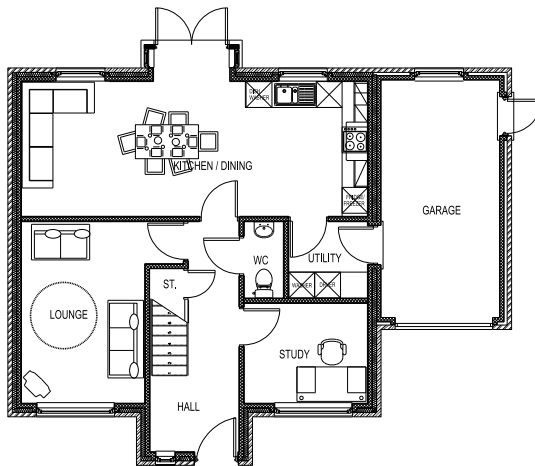
## SPECIFICATION

### Ground Floor Dimensions

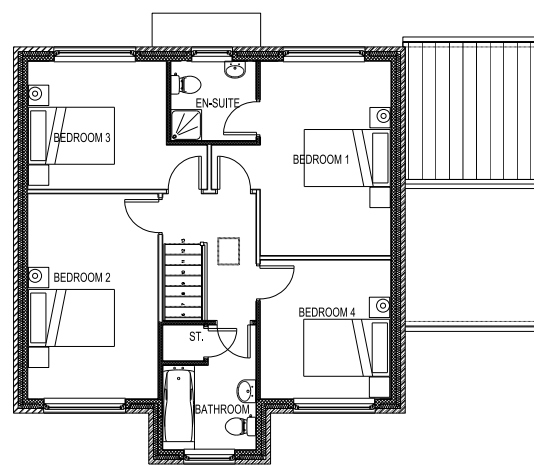
<b>Kitchen / Dining</b>	8048mm x 3150mm	26'5" x 10'4"
<b>Lounge</b>	4234mm x 2882mm	13'11" x 9'5"
<b>Study</b>	2882mm x 2340mm	9'5" x 7'8"
<b>Utility</b>	1850mm x 1795mm	6'1" x 5'11"
<b>WC</b>	1795mm x 932mm	6'11" x 3'7"
<b>Garage</b>	5505mm x 2752mm	18'1" x 9'0"

### First Floor Dimensions

<b>Bedroom 1</b>	4319mm x 2907mm	14'2" x 9'6"
<b>Bedroom 1 Ensuite</b>	1904mm x 1779mm	6'3" x 5'10"
<b>Bedroom 2</b>	4556mm x 2907mm	14'11" x 9'6"
<b>Bedroom 3</b>	3086mm x 2854mm	10'1" x 9'4"
<b>Bedroom 4</b>	3090mm x 2907mm	10'2" x 9'6"
<b>Bathroom</b>	2084mm x 1890mm	6'10" x 6'2"



Ground Floor



First Floor

### 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.