

The Rushton

SPECIFICATION



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Ground Floor Dimensions

Lounge / Dining	4739mm x 4390mm	15'5" x 14'4"
Kitchen	2563mm x 4021mm	8'4" x 13'1"
WC	900mm x 2518mm	2'9" x 8'2"

First Floor Dimensions

Bedroom 1	3875mm (max) x 3030mm (max)	12'7" x 9'9"
En-suite	1603mm (max) x 2649mm (max)	5'2" x 8'6"
Bedroom 2	2563mm x 3631mm	8'4" x 11'9"
Bathroom	2563mm x 1660mm	8'4" x 5'4"
Study	2087mm x 1864mm	6'8" x 6'1"

Second Floor Dimensions

Bedroom 3	3710mm x 3986mm	12'1" x 13'0"
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There are a number of optional extras available across your new Erris Home. Please discuss your requirements with our Sales Team.

It is only possible to convey a general impression of the layouts and configuration of the property on a schematic publication of this sort. We operate a policy of continuous product development and consequently there may be material differences evident between the layout / configuration / sizes depicted and that achieved in the finished property. Please do not hesitate to speak with a member of our team to confirm the exact layout / specification / configuration during the sale period.



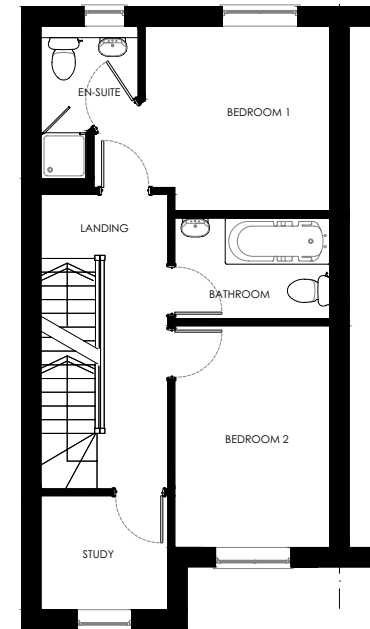
Ground Floor

Kitchen

- Fitted Symphony 'Koncept' kitchen doors
- Premium 40mm worktop with upstand
- Stainless steel 1.5 bowl under counter and mixer tap
- Polished chrome LED down lighters
- Oven, 5 ring gas burner and 900mm chimney hood
- Integrated dishwasher, fridge / freezer

Heating

- High efficiency Vaillant boiler
- Stelrad 'compact with style' radiators with TRV controls



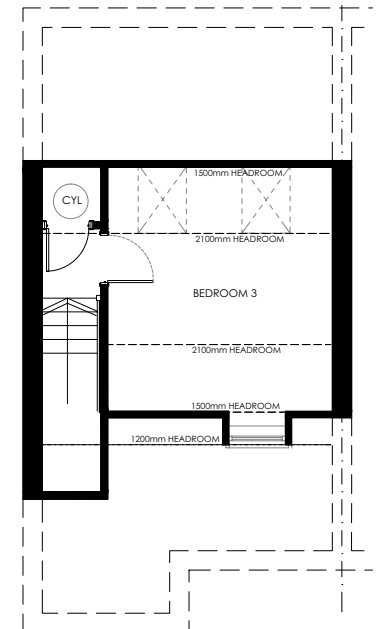
First Floor

Bathroom & Ensuite

- Bespoke sanitaryware and taps
- Furniture to cloakroom and bathroom
- Polished chrome LED down lighters
- Half height wall tiling
- Douglas James shower pod
- Shaver / charger socket

Communication & Networking

- Sky dish and digital aerial (pre wired)
- Cat5e cabling and future proof networking to 2 points
- Home hub
- TV point and telecoms point
- Virgin Media option



Second Floor

Decoration

- Emulsion to walls and ceiling
- Gloss to woodwork

Windows & Doors

- Black front door with white UPVC frame and chrome letter plate
- French doors to rear
- White grained internal doors
- Graphite coloured window frames
- Intelligent double glazing

External Features

- Buff riven flags, paved area to rear
- Turf to front gardens
- External tap to rear
- Low maintenance soffit & fascias