

# The Airedale

SPECIFICATION



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### Ground Floor Dimensions

<b>Kitchen</b>	2544mm x 4021mm	8'3" x 13'1"
<b>Lounge / Dining</b>	4739mm x 4390mm	15'5" x 14'4"
<b>WC</b>	970mm x 2518mm	3'1" x 8'2"

### First Floor Dimensions

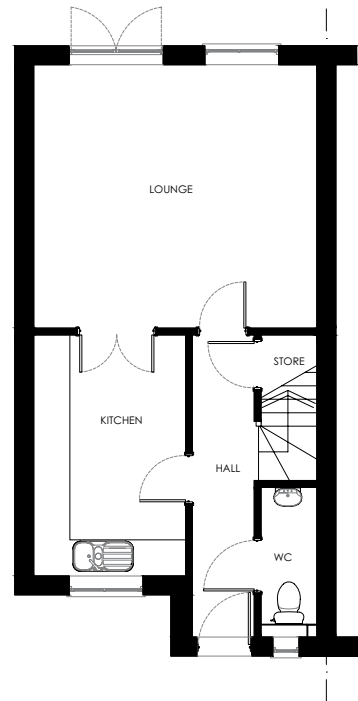
<b>Bedroom 1</b>	3856mm (max) x 3030mm (max)	12'6" x 9'9"
<b>En-suite</b>	1622mm (max) x 2636mm (max)	5'3" x 8'6"
<b>Bedroom 2</b>	2563mm x 3631mm	8'4" x 11'9"
<b>Bathroom</b>	2563mm x 1660mm	8'4" x 5'4"

### Second Floor Dimensions

<b>Bedroom 3</b>	3658mm x 3986mm	12'0" 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.*



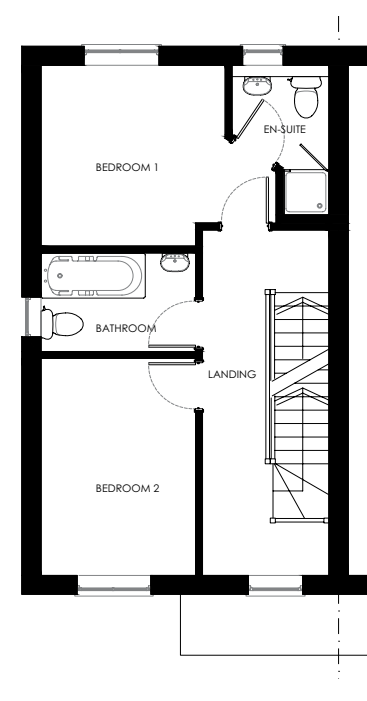
Ground Floor

### 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



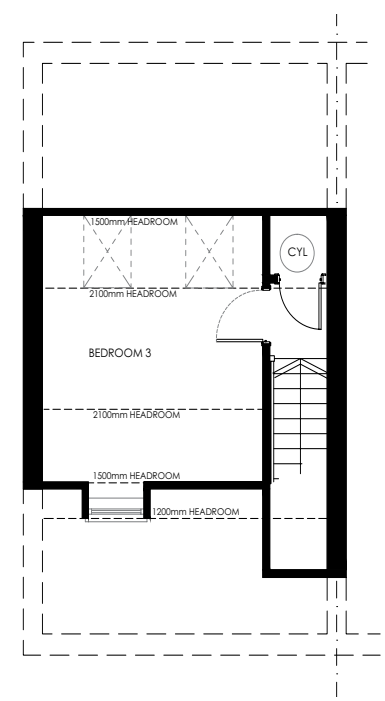
First Floor

### 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