



The Aspen

# The Aspen

Homes 37- 41

TOTAL INTERNAL AREA: 1203ft<sup>2</sup>

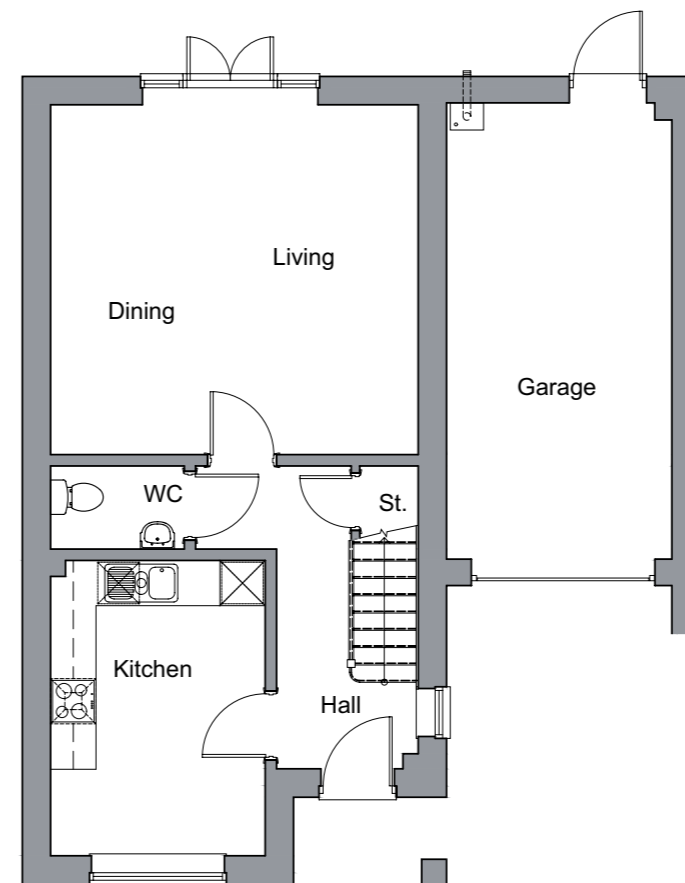
## Ground Floor

Kitchen	2840mm x 3909mm	9'3" x 12'8"
Living / Dining	4865mm x 4361mm	15'10" x 15'1"

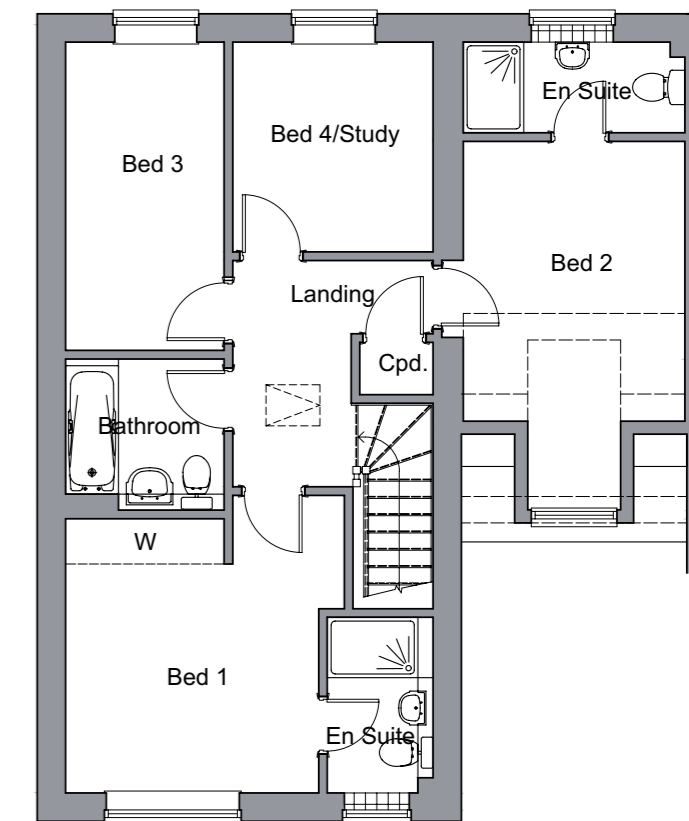
## First Floor

Bedroom 1	3351mm x 3939mm	10'11" x 12'10"
Bedroom 2	2934mm x 3344mm	9'6" x 10'10"
Bedroom 3	2100mm x 4082mm	6'10" x 13'3"
Bedroom 4 / Study	2651mm x 2778mm	8'7" x 9'

On the ground floor of The Aspen is the contemporary kitchen/breakfast room complete with Quartz stone worktops and integrated appliances, as well as a downstairs cloakroom and a spacious living/dining room with views to the rear garden. The first floor features four bedrooms with en-suites to bedrooms 1 and 2 plus a family bathroom. The Aspen also benefits from a landscaped front garden, private driveway and single garage.



## Ground Floor



## First Floor

Any areas or measurements are approximate. All measurements are taken at longest and widest points. The text and plans are for guidance only and are not necessarily comprehensive. Purchasers must satisfy themselves by inspection or otherwise. Please consult with the sales advisors at the point of reservation.

## Kitchen

- Contemporary fitted kitchen with Quartz Stone worktops
- Bosch double oven
- Induction hob
- Integrated extractor hood
- Integrated dishwasher
- Integrated washer dryer
- Integrated fridge/freezer

## Bathrooms/Shower Rooms

- Roca and Vado sanitaryware and vanity units
- Chrome fittings
- Chrome thermostatic mixer
- Chrome towel rails
- Half height tiling to walls with sanitaryware
- Full height tiling to showers and bath area
- Shaver point

## Electrical Fittings

- TV & BT points to living room and bedrooms
- Downlighters to kitchen, bathrooms, utilities and en-suites
- Telephone points to hall, living room and bedrooms
- USB sockets fitted to kitchen and master bedroom
- Brushed chrome sockets to high level in kitchens
- Mains operated smoke alarms

## Heating/Water/Insulation

- Ideal energy efficient boiler with radiators throughout
- Mains pressure sealed water system

## Interior Finishes

- White matt emulsion smooth finish to walls and ceilings
- Oak veneer doors with chrome furniture
- White satin wood painted skirtings and architraves
- Double glazed UPVC windows
- Built-in wardrobe to master bedroom
- Hardwood handrail to staircase

## Gardens

- Landscaped front garden
- Turfed rear garden
- Indian sandstone patio to rear garden
- External tap

## Peace of mind

- 10-year NHBC build warranty

## External and Communal Areas

- Garage and driveway
- The communal areas of the development will be maintained via a management company. Please speak to our sales advisor who will be able to provide full details and annual service charge fees



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