



Computer Generated Image

The Laddingford

Homes 4 & 7

TOTAL INTERNAL AREA: 1057ft²

Ground Floor

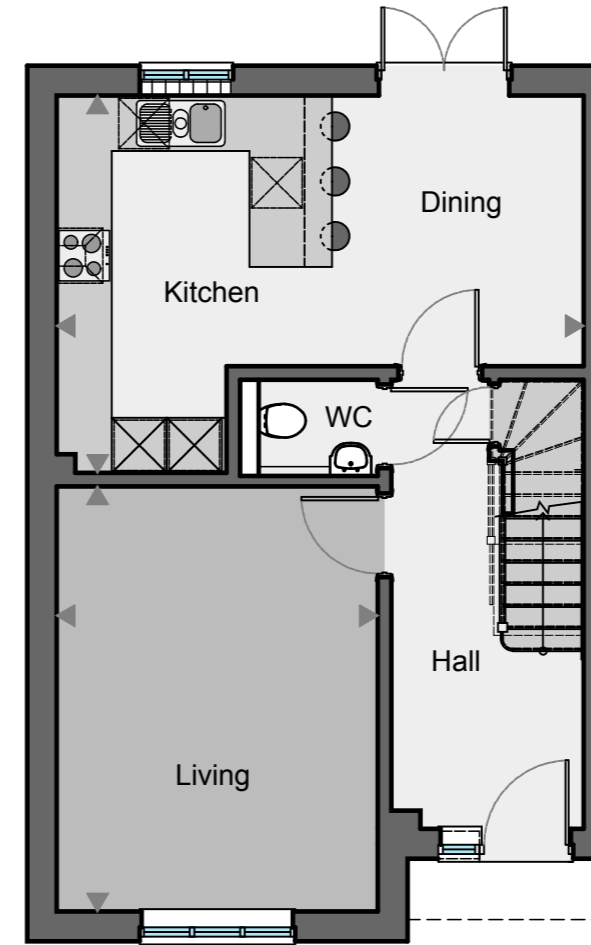
Kitchen/Dining	5753mm x 4115mm	18'11" x 13'6"
Living Room	4638mm x 3502mm	15'3" x 11'6"

First Floor

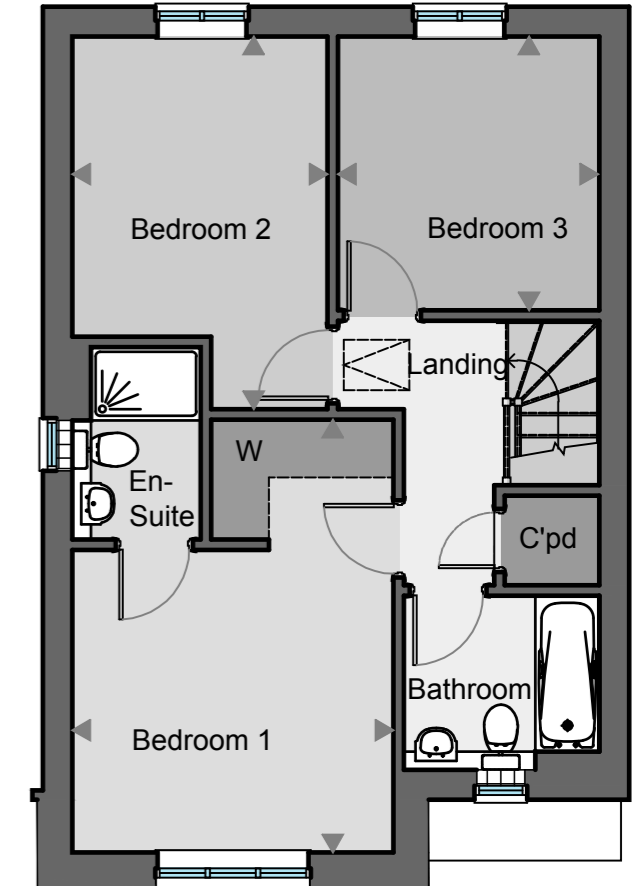
Bedroom 1	4722mm x 3502mm	15'6" x 11'6"
Bedroom 2	4066mm x 2785mm	13'4" x 9'2"
Bedroom 3	2987mm x 2854mm	9'10" x 9'4"

With its traditionally Kentish tile hung elevation, canopied porch, brick driveway and detached status, The Laddingford is a stylish new addition to Boughton Park. The ground floor gives two distinct living areas – an open plan kitchen/dining room with a useful breakfast bar and double doors to the garden, and a separate living room. A cloakroom and under stairs storage completes the ground floor.

The first floor features a generous principal bedroom, which benefits from an en-suite shower room and an L-shaped set of fitted wardrobes. Bedrooms two and three share a family bathroom, and there's an airing cupboard for further storage.



Ground Floor



First Floor

Please note Home 7 is handed
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

- Modern contemporary fitted kitchen
- Integrated oven
- Integrated Induction hob
- Integrated extractor hood
- Integrated dishwasher
- Integrated fridge/freezer
- Energy-efficient downlighters

Bathrooms/Shower Rooms

- En-suite to master bedroom
- Chrome fittings
- Chrome thermostatic mixer
- Chrome towel rails
- Half-height tiling to walls with sanitaryware
- Full-height tiling to baths and showers
- Shaver point to all bathrooms and en-suites
- Energy-efficient downlighters

Electrical Fittings

- TV & BT points to living room and master bedroom
- Downlighters to kitchen, bathrooms, utility room and en-suite
- USB sockets fitted to kitchen and master bedroom
- White switches and sockets

Heating/Water/Insulation

- Energy-efficient boiler with radiators throughout
- Mains pressure sealed water system

Interior Finishes

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

Gardens

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

Security

- Mains-operated smoke alarms

Peace of mind

- 10-year NHBC build warranty

External and Communal Areas

- Two allocated parking spaces
- 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.



Boughton Park photography

Fernham
— HOMES —

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