



BENTLEY PLACE

SPECIFICATION

KITCHEN

- Elegant gloss kitchen units
- Integrated Zanussi double oven
- Integrated Zanussi fridge freezer
- Integrated Zanussi dishwasher
- Zanussi Gas Hob
- Integrated Zanussi washer dryer
- Extract hood
- Stainless steel 1 ½ bowl sink unit with contemporary tap
- LED spot lights
- Feature lighting to kitchen units
- Ceramic floor tiling

BATHROOMS AND EN-SUITES

- Elegant white suites from Twyford range
- Matki shower tray and screen (where applicable)
- Grohe thermostatic showers (where appropriate)
- Contemporary Bristan chrome fittings to sanitaryware
- Ceramic wall tiling around bath and shower. ½ height to certain areas
- Ceramic floor tiling
- Chrome ladder style towel rails
- Chrome shaver light point

OPTIONS – FROM OUR SELECT RANGE

- Full height tiling

LIGHTING AND ELECTRICS

- Dual flush toilets to reduce water usage
- Energy efficient bulbs throughout
- Television points to living room, kitchen/breakfast room (where applicable), master bedroom, all ready for Sky Plus (where applicable)
- Telephone points to kitchen/breakfast, living room, master bedroom
- LED low energy recessed chrome spotlights in hallway and kitchen
- Smoke detectors fitted to current regulations, heat detector to kitchen/breakfast
- White faceplates
- Plentiful double power points throughout
- Hard wired for alarm system
- Light and power to all garages (where applicable)
- External front and rear lights

OPTIONS – FROM OUR SELECT RANGE

- Additional television, telephone and power points
- Installation of alarm system
- Electric operation to garage door (where applicable)

DECORATIVE FINISHES

- Windows – fully factory finished timber painted white, double glazed – 10 year manufacturer's guarantee
- Elegant 2 panel part glazed pebble grey entrance door
- Chrome ironmongery
- Contemporary oak solid 4 panel internal doors
- Crown snowdrop emulsion to walls
- Smooth white ceilings throughout
- Deep skirting and architraves throughout

OPTIONS – FROM OUR SELECT RANGE

- Choice of carpet, wood or Kardean flooring from our select range to selected areas

GENERAL

- Gas fired central heating system
- Underfloor heating to ground floor
- Energy efficient condensing boiler
- Thermostatically controlled radiators
- Outside tap
- Patios and paths in natural sandstone. Turf to front, rear gardens (where applicable)

OPTIONS – FROM OUR SELECT RANGE

- Additional paving
- Additional landscaping

Note all specifications are subject to change without notification. All options dependent upon stage of build process.



BENTLEY PLACE

ROOM DIMENSIONS

PLOT 1

- Living room 5501mm (18'1") x 7536mm (24'9")
- Kitchen 5333mm (17'6") x 2270mm (7'5")
- Master bed 5461mm (17'11") x 3483mm (11'5")
- Bed 2 3991mm (13'1") x 3365mm (11'0")
- Bed 3 4370mm (14'4") x 4133mm (13'7")
- Bed 4 3701mm (12'2") x 3428mm (11'3")

PLOT 2

- Living room 5482mm (18'0") x 6974mm (22'11")
- Kitchen 5333mm (17'6") x 2270mm (7'5")
- Master bed 5461mm (17'11") x 3482mm (11'5")
- Bed 2 4031mm (13'3") x 3389mm (11'1")
- Bed 3 4391mm (14'5") x 3813mm (12'6")
- Bed 4 4308mm (14'2") x 3368mm (11'1")

PLOT 3

- Kitchen breakfast room 5961mm (19'7") x 5431mm (17'10")
- Living room 5482mm (18'0") x 3633mm (11'11")
- Master bed 3426mm (11'3") x 3160mm (10'4")
- Bed 2 4412mm (14'6") x 3813mm (12'6")
- Bed 3 3366mm (11'1") x 3295mm (10'10")

PLOT 4

- Kitchen breakfast room 5961mm (19'7") x 5431mm (17'10")
- Living room 5482mm (18'0") x 3633mm (11'11")
- Master bed 3426mm (11'3") x 3120mm (10'3")
- Bed 2 4391mm (14'5") x 4133mm (13'7")
- Bed 3 3387mm (11'1") x 3026mm (9'11")

PLOT 5

- Kitchen breakfast room 5736mm (18'10") x 5431mm (17'10")
- Living room 5461mm (17'11") x 5395mm (17'8")
- Master bed 3426mm (11'3") x 3120mm (10'3")
- Bed 2 4277mm (14'0") x 4400mm (14'5")
- Bed 3 5058mm (16'7") x 3366mm (11'1")

PLOT 6

- Kitchen breakfast room 5736mm (18'10") x 5410mm (17'9")
- Study 3554mm (11'8") x 2322mm (7'7")
- Living room 5457mm (17'11") x 5408mm (17'9")
- Master bed 3426mm (11'3") x 3120mm (10'3")
- Bed 2 4370mm (14'4") x 4133mm (13'7")
- Bed 3 5428mm (17'10") x 3429mm (11'3")

PLOT 7

- Kitchen 5410mm (17'9") x 4836mm (15'10")
- Study 3554mm (11'8") x 2545mm (8'4")
- Living room 5461mm (17'11") x 4496mm (14'9")
- Master bed 3426mm (11'3") x 3120mm (10'3")
- Bed 2 4358mm (14'4") x 4133mm (13'7")
- Bed 3 3889mm (12'9") x 3387mm (11'1")

PLOT 8

- Kitchen 5431mm (17'10") x 4836mm (15'10")
- Living room 5461mm (17'11") x 4496mm (14'9")
- Master bed 3426mm (11'3") x 3120mm (10'3")
- Bed 2 4400mm (14'5") x 3813mm (12'6")
- Bed 3 4170mm (13'8") x 3366mm (11'1")

PLOT 9

- Kitchen 5961mm (19'7") x 5430mm (17'10")
- Living room 5482mm (18'0") x 3632mm (11'11")
- Master bed 3426mm (11'3") x 3120mm (10'3")
- Bed 2 4400mm (14'5") x 4133mm (13'7")
- Bed 3 3387mm (11'1") x 3026mm (9'11")

PLOT 10

- Kitchen 5961mm (19'7") x 5433mm (17'10")
- Living room 5482mm (18'0") x 3632mm (11'11")
- Master bed 3426mm (11'3") x 3120mm (10'3")
- Bed 2 4400mm (14'5") x 3813mm (12'6")
- Bed 3 3366mm (11'1") x 3295mm (10'10")

PLOT 11

- Dining 5961mm (19'7") x 5482mm (18'0")
- Kitchen 4898mm (16'1") x 2270mm (7'5")
- Master bed 5482mm (18'0") x 3470mm (11'5")
- Bed 2 3365mm (11'0") x 2991mm (9'10")
- Bed 3 4378mm (14'4") x 3813mm (12'6")
- Bed 4 3366mm (11'1") x 3295mm (10'10")

PLOT 12

- Living room/kitchen 5845mm (19'2") x 4942mm (16'3")
- Study 3290mm (10'10") x 1769mm (5'10")
- Master bed 3645mm (12'0") x 3132mm (10'3")
- Bed 2 3820mm (12'6") x 3247mm (10'8")