



Garden City Homes

# Joule

4 Bed Semi Detached



## Specification

### Kitchen

- Contemporary high-quality kitchen
- Zanussi brushed stainless steel single oven
- Zanussi brushed stainless steel electric hob
- Stainless steel splashback
- Zanussi chimney style stainless steel extractor
- Pre-plumbed for washer/dryer and dishwasher
- Stainless steel sink and chrome mixer tap

### Safety

- High security front door
- Mains powered smoke detectors
- Mains powered heat detectors
- Carbon monoxide detector
- NHBC 10-year build warranty

### Bathroom

- Contemporary sanitary ware
- Part tiled ceramic walls

### En-Suite

- Contemporary sanitary ware
- Chrome brassware and Mira electric shower

### Electrical

- Electric Vehicle Charging point
- PV panels
- Pre-wired multimedia point
- BT point to lounge
- TV point to lounge with installed aerial and signal certificate
- White light switches and sockets throughout
- Feature chrome light fitting to Kitchen area
- Ceiling mounted bathroom light fitting

### General

- External light fittings
- Doorbell and chime unit
- Chrome ironmongery
- Turfed rear garden
- UPVC double glazed windows
- Paved patio area to rear
- Tarmac driveways plot dependent



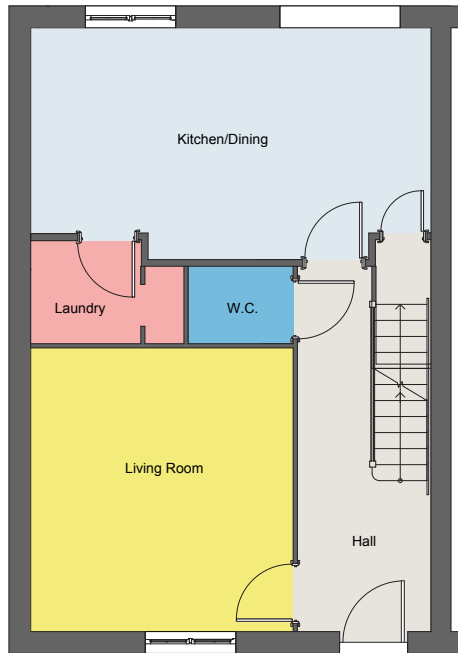


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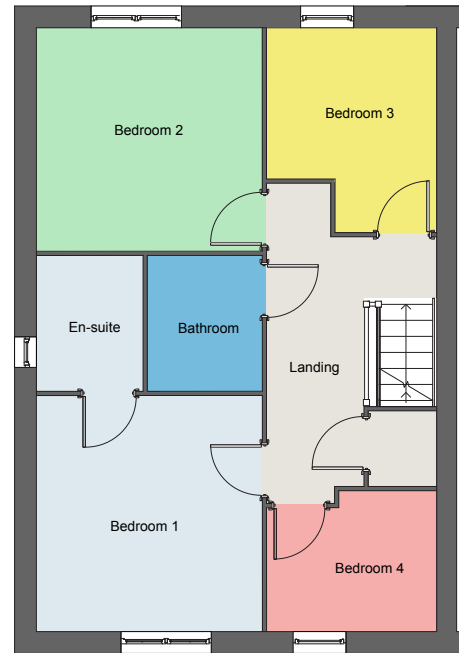
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## Floor plan



Ground floor



First floor

## Dimensions

Living Room	3.9m x 4.22m
Kitchen/Dining	5.95m x 3.43m
Laundry	1.61m x 1.52m
WC	1.55m x 1.12m
Bedroom 1	3.35m x 3.5m
En-suite	1.56m x 2.01m
Bedroom 2	3.35m x 3.32m
Bedroom 3	2.51m x 3.04m
Bedroom 4	2.5m x 2.07m
Bathroom	1.69m x 2.01m

**Disclaimer:** Please note illustration is an example of the house type only. All dimensions indicated are anticipated measurements provided by the developer and are not confirmed as built dimensions. Furniture layout is for illustrative purposes only. Materials used, branded items, landscaping and parking arrangements may differ from that shown. For detailed plans and specifications please contact our Sales Advisors.

