



Garden City Homes

McKellen

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



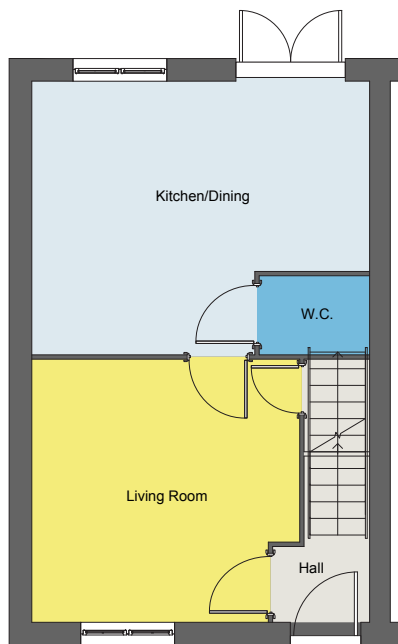


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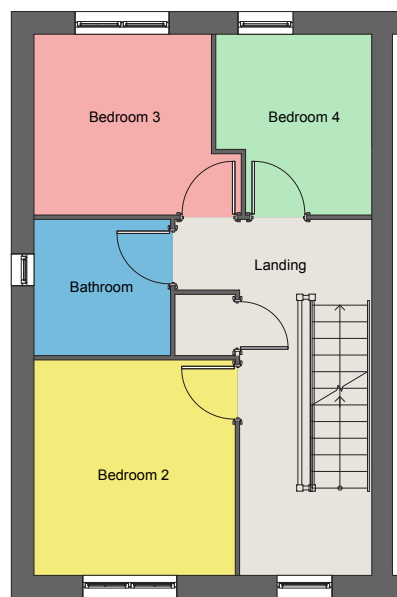
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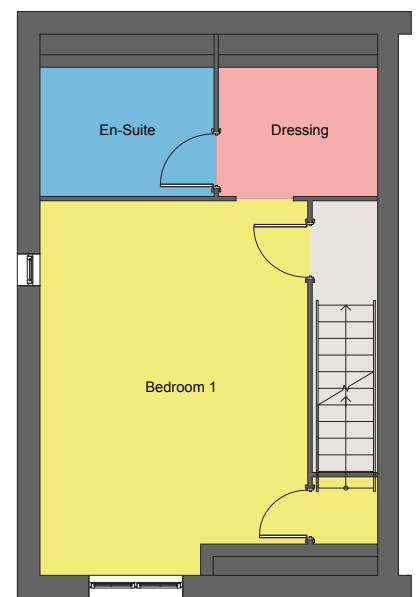
Floor plan



Ground floor



First floor



Second floor

Dimensions

| | |
|----------------|---------------|
| Lounge | 3.84m x 3.77m |
| Kitchen/Dining | 4.83m x 3.92m |
| WC | 1.55m x 1.11m |
| Bedroom 2 | 2.87m x 3.08m |
| Bedroom 3 | 2.53m x 2.57m |
| Bedroom 4 | 2.21m x 2.57m |
| Bathroom | 1.94m x 1.94m |
| Bedroom 1 | 3.84m x 5.38m |
| Dressing | 2.25m x 1.84m |
| En-Suite | 2.48m x 1.84m |

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.

