



Garden City Homes

Poplar

3 Bedroom Semi Detached



Specification

Kitchen

- Contemporary high-quality kitchen
- Brushed stainless steel multi-function electric oven
- Black ceramic hob
- Black glass splash back
- Black curved glass cooker hood
- Pre-plumbed for washer/dryer
- Stainless steel sink and chrome mixer tap
- Camaro flooring

Safety

- Mains powered smoke detectors
- Mains powered heat detectors
- 10-year LABC build warranty

Bathroom

- Contemporary sanitary-ware, incorporating close coupled W.C. with soft close seat
- Chrome brassware and thermostatic bath shower mixer
- Angled bath screen
- Full height Johnson tiles around the bath
- Chrome heated towel rails
- Extractor Fan
- Camaro flooring

Electrical

- PV panels
- Heat Pump
- BT point to lounge and additional point upstairs
- TV point to lounge and main bedroom
- Bathroom light fitting

General

- External water tap
- External light fittings
- Upvc double glazed windows
- Turfed rear gardens
- Paved patio area to rear
- Bike Shed
- Patio doors
- Tarmac driveways



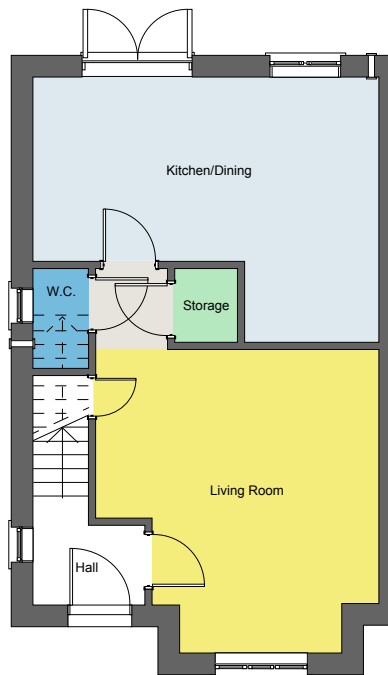


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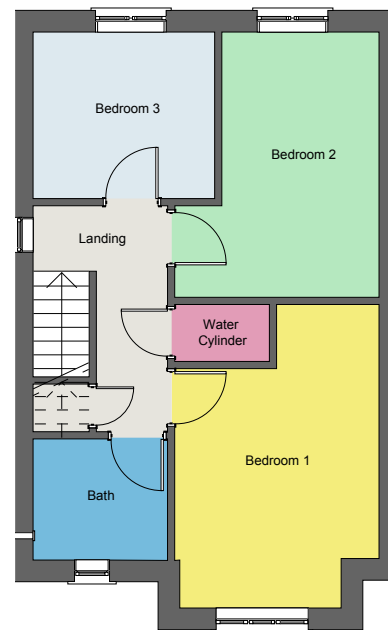
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Floor plan



Ground floor



First floor

Dimensions

Living Room	4.6m x 4.8m
Kitchen/Dining	5.63m x 4.28m
WC	1.95m x 1.45m
Bedroom 1	3.1m x 4.7m
Bedroom 2	2.5m x 4.1m
Bedroom 3	2.7m x 2.5m
Bathroom	2.1m x 1.9m

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.

