



# THE DANDELION

THREE BEDROOM HOUSE

---



**Hollyfields**

HAWKENBURY • ROYAL TUNBRIDGE WELLS

**Berkeley**  
Designed for life

# STYLISH AND LUXURIOUS INTERIORS

---



Photography indicative only.

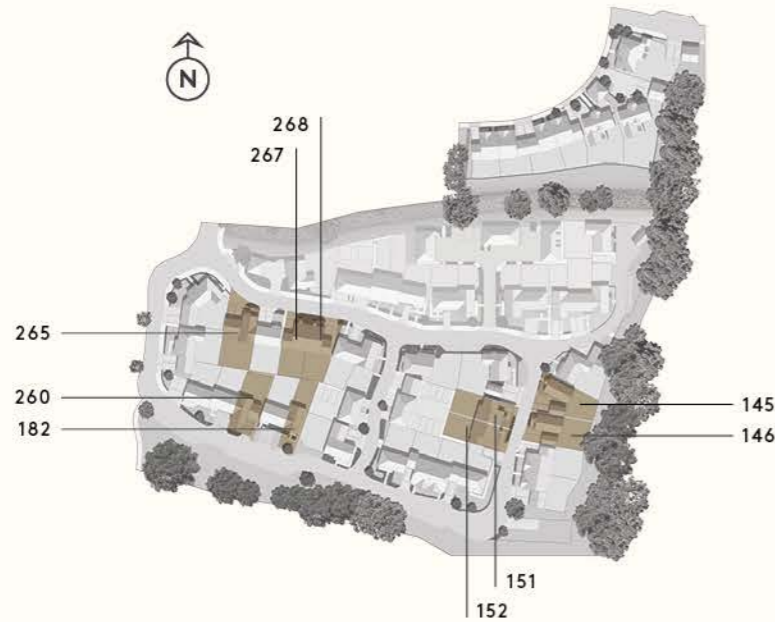


# THE DANDELION

THREE BEDROOM HOUSE

HOUSE NUMBERS 145\*, 146\*, 151, 152, 182, 260, 265, 267 & 268

TOTAL AREA: 994.5 SQ FT / 92.40 SQ M



## GROUND FLOOR

Living/Dining Area	5027mm x 5428mm	16' 4" x 17' 8"
Kitchen	2617mm x 3762mm	8' 5" x 12' 3"

## FIRST FLOOR

Bedroom 1	3341mm x 3660mm	10' 9" x 12' 0"
Bedroom 2	2572mm x 3386mm	8' 4" x 11' 1"
Bedroom 3/Home Office	2355mm x 2238mm	7' 7" x 7' 3"



GROUND FLOOR



FIRST FLOOR

Floorplans shown for Hollyfields are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Electrical positions shown are indicative only. Please ask our Sales Consultants for further information. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.  
\*For exact details of garden sizing, patio layouts and reduced ceiling heights, please speak to our Sales Consultants.

\*Houses 145 & 146 are detached and handed.  
◄► Measurement Points    W Wardrobe    C Cupboard    [W] Space for Wardrobe

# SPECIFICATION

---

## KITCHEN

- Matt finish cabinet doors in a choice of colours and profiles
- Soft-close cabinet doors and drawers
- Handles to base and tall cabinets
- 40mm laminate worktops
- Glass splashback behind hob with laminate upstands elsewhere
- Stainless steel, single bowl inset sink and stylish polished chrome mixer tap
- Integrated waste separation recycling bins
- Bosch built-in single oven
- Bosch compact oven with microwave
- Bosch 4-zone induction hob
- Siemens telescopic extractor
- Built-in fridge freezer
- Bosch fully integrated dishwasher
- Recessed LED strip lighting to underside of wall cabinets
- Fully integrated washer dryer

## WC

- Villeroy & Boch wall hung basin Vado single lever polished chrome basin mixer
- WC with soft-close seat cover and concealed cistern with dual flush
- Chrome paper holder
- Heated chrome towel radiator
- Laminate flooring with half height feature wall tiling to WC wall

## BATHROOM

- Villeroy & Boch inset basin and basin waste
- Vado single lever polished chrome basin mixer
- Bespoke vanity unit with soft-close door
- Full height mirror behind basin with feature LED downlights
- WC with soft-close seat cover and concealed cistern with dual flush
- Luxury enamelled steel bath with glass screen and bath panel
- Thermostatic bath/shower controls
- Multi-function slide rail shower kit
- Chrome robe hook and paper holder
- Heated chrome towel radiator
- Stylish floor tiles
- Full height tiling to walls above bath. Half height tiling to sanitaryware wall. Tiled skirting and painted finish to remaining walls

## BEDROOM 1 EN SUITE

- Mirrored wall cabinet with internal shelving and shaver socket
- Feature cantilever shelf for washbasin with Vado wall mounted basin mixer
- WC with soft-close seat cover and concealed cistern with dual flush
- Low profile shower tray and glass screen
- Thermostatic shower controls
- Multi-function slide rail shower kit
- Chrome robe hook and paper holder
- Heated chrome towel radiator
- Stylish floor tiles
- Full height tiling to walls in shower enclosure and sanitaryware walls. Feature wall tiling to recess behind basin. Tiled skirting and painted finish to remaining walls

## INTERIOR FINISHES

- White painted solid core doors
- Chrome door furniture
- White painted skirting boards and architraves
- Wire shelving system to linen cupboard (where applicable)
- Contemporary wood effect laminate flooring to ground floor
- Luxury carpet fitted to stairs, bedrooms, landings and upper floor cupboards
- Bespoke fitted wardrobes to bedroom 1 with finger pull handles. Internal fittings include mirror to rear of door, hanging rail and shelf with LED strip lighting

## HOME ENTERTAINMENT

- Wiring for Sky Q (subject to future purchaser subscription) to living room, dining area and bedrooms
- Television point provided to living room, dining area and bedrooms
- Telephone point provided to hall cupboard, living room and dining area
- BT high speed broadband connectivity^ is available in every property, with convenient data points around the house

## ELECTRICAL & LIGHTING

- LED downlights to hallway, kitchen, cloakroom, landings, bathroom and en suite
- Pendant lights to bedrooms, living room and dining area
- Main 'on/off' light switch adjacent to front door
- 2-way light switch to bedroom 1
- Dimmer switch to living room
- Chrome switch plates and sockets at high level, white sockets at low level
- USB socket to kitchen, living room and bedroom 1
- Shaver socket to bathroom and en suite

## HEATING & HOT WATER

- Gas boiler central heating and hot water system
- Mechanical ventilation system

## EXTERNAL

- Allocated parking space(s)
- Landscaped front gardens
- Patio area and turfed rear garden
- External power point and tap to rear gardens

## SECURITY & PEACE OF MIND

- 10-year Premier guarantee
- Mains fed smoke/heat/CO detectors
- 2-year Berkeley Homes warranty with our dedicated customer service team

# CONTACT US

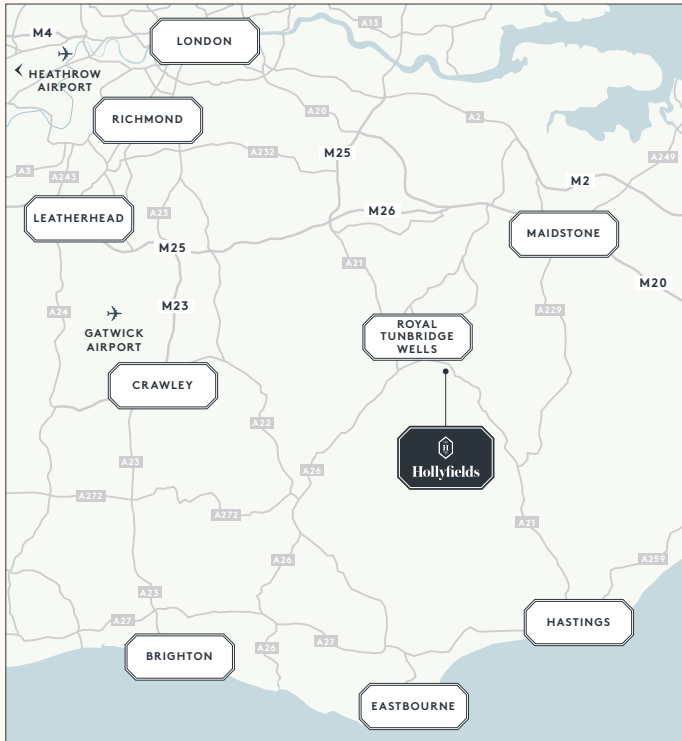
Berkeley  
Hollyfields  
Sales and Marketing Suite  
Hawkenbury Road  
Tunbridge Wells TN2 5BW

Open daily 10am – 6pm

For more information please visit our  
website or contact our Sales Team:

[www.hollyfields-hawkenbury.co.uk](http://www.hollyfields-hawkenbury.co.uk)  
[hollyfields@berkeleygroup.co.uk](mailto:hollyfields@berkeleygroup.co.uk)

T: 01892 886 991



Maps not to scale and show approximate positions only.

