



Foal Hurst Green

Paddock Wood



The Kingfisher

Three Bedroom House

Berkeley
Designed for life

Stylish & chic spaces



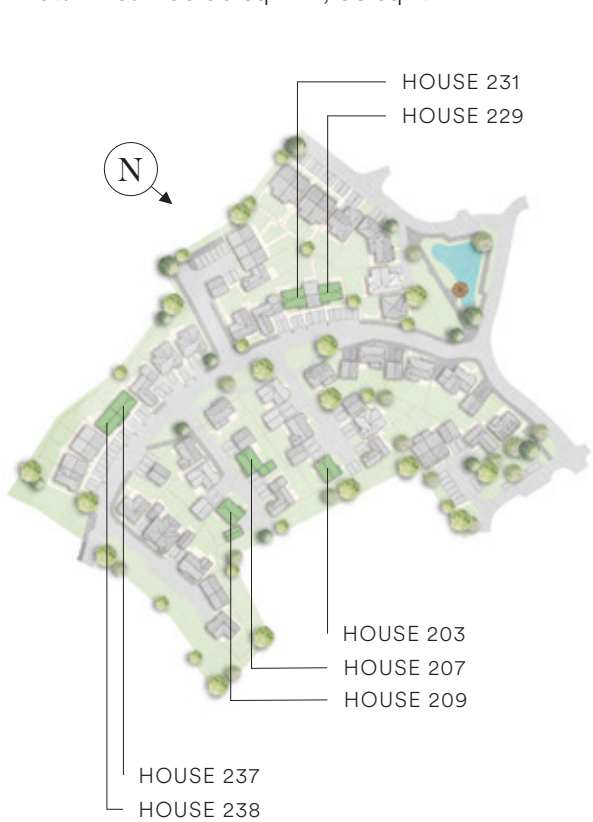
Photography is indicative only

The Kingfisher

Three Bedroom House

HOUSES 203, 207†, 209, 229*, 231†*, 237 & 238†

Total Area 105.30 sq m 1,133 sq ft



- ◄►

Measurement Points
- W

Wardrobe
- C

Cupboard
- Water Butt
- SW

Space for Wardrobe
- LH

Loft Hatch
- AC

Airing Cupboard
- SWM

Space for Washing Machine

GROUND FLOOR			
Kitchen / Dining Room	5063mm x 3794mm	16' 7" x 12' 5"	
Living Room	5985mm x 3734mm	19' 8" x 12' 3"	
Utility Cupboard	1193mm x 800mm	3' 11" x 2' 8"	

FIRST FLOOR			
Bedroom 1	3794mm x 3097mm	12' 5" x 10' 2"	
Bedroom 2	3556mm x 2890mm	11' 8" x 9' 6"	
Bedroom 3 / Home Office	3000mm x 2860mm	9' 10" x 9' 5"	

†Houses 207, 231 & 238 are handed. *Windows on side to plots 229 & 231. Floorplans shown 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. Garden and patio sizes may vary. Electrical positions shown are indicative only. These plots have allocated parking spaces and do not have garage. Please ask Sales Consultant 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.

Contemporary Specification

KITCHEN

- Gloss, matt or Shaker-style cabinet doors in a choice of colours*
- Soft-close cabinet doors and drawers
- Handles to base and tall cabinets
- 40mm laminate worktops and laminate upstands
- Full height glass splashback behind hob
- LED strip lighting to underside of wall cabinets
- 1 ½ bowl stainless steel sink with stylish polished chrome mixer tap
- Integrated waste separation recycling bins
- Zanussi built-in double oven
- Zanussi 4 zone induction hob
- Telescopic extractor above induction hob
- Zanussi built-in fridge/freezer
- Zanussi fully integrated dishwasher

UTILITY CUPBOARD

- Space and plumbing for washing machine/washer dryer

CLOAKROOM

- Sottini wall hung washbasin
- Stylish polished chrome Vado brassware including single lever basin mixer
- Dual flush WC with concealed cistern, soft-close seat and cover
- Heated chrome towel radiator
- Wood-effect laminate flooring
- Glass splashback above washbasin

BATHROOM

- Wall hung mirrored cabinet with internal shelving (where applicable)
- Vanity unit with soft-close door below washbasin (where wall hung cabinet is not possible)
- Sottini wall hung washbasin
- Stylish polished chrome Vado brassware including:
 - Single lever basin mixer
 - Robe hook
 - Thermostatic bath/shower controls
 - Multi-function slide rail shower kit
- Luxury steel bath with glass screen and bath panel
- Dual flush WC with concealed cistern, soft-close seat and cover
- Heated chrome towel radiator
- Stylish floor tiles
- Full height tiling to walls above bath/shower. Vanity panel to sanitaryware wall. Tiled skirting and painted finish to remaining walls

EN SUITE

- Wall hung mirrored cabinet with internal shelving (where applicable)
- Vanity unit with soft-close door below washbasin (where wall hung cabinet is not possible)
- Sottini wall hung washbasin
- Stylish polished chrome Vado brassware including:
 - Single lever basin mixer
 - Robe hook
 - Thermostatic shower controls
 - Multi-function slide rail shower kit
- Shower enclosure with glass door
- Dual flush WC with concealed cistern, soft-close seat and cover
- Heated chrome towel radiator
- Stylish floor tiles
- Full height tiling to shower enclosure. Vanity panel to sanitaryware wall. Tiled skirting and painted finish to remaining walls

INTERIOR FINISHES

- White painted solid internal doors with polished chrome door levers
- 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 with sliding doors to bedroom 1. Internal fittings to include shelf and hanging rail

HOME ENTERTAINMENT

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

ELECTRICAL & LIGHTING

- LED downlights to hallway, kitchen/dining room, cloakroom, bathroom, en suite and bedroom 1
- Pendant lights to living room, landings and bedrooms 2 & 3
- Main 'on/off' light switch adjacent to front door
- Lighting to hall cupboards
- 2-way light switch to bedroom 1
- Chrome sockets above kitchen worktops
- USB socket to kitchen, living room and bedroom 1
- Shaver socket to bathroom and en suite
- Solar Photovoltaic (PV) panels installed

HEATING & HOT WATER

- Gas combination boiler
- Mechanical ventilation system

EXTERNAL

- Garage, carport or allocated parking space(s) to each property
- Landscaped front gardens
- Patio area and turfed rear garden
- External power point and tap to rear gardens
- Water butt to side or rear of property included where possible

SECURITY & PEACE OF MIND

- 10-year Premier guarantee
- Mains fed smoke/heat/CO detectors
- Wiring for future installation of wireless security alarm system
- 2-year Berkeley warranty with our dedicated customer service team



*All purchaser choices and extras are available subject to stage of construction.

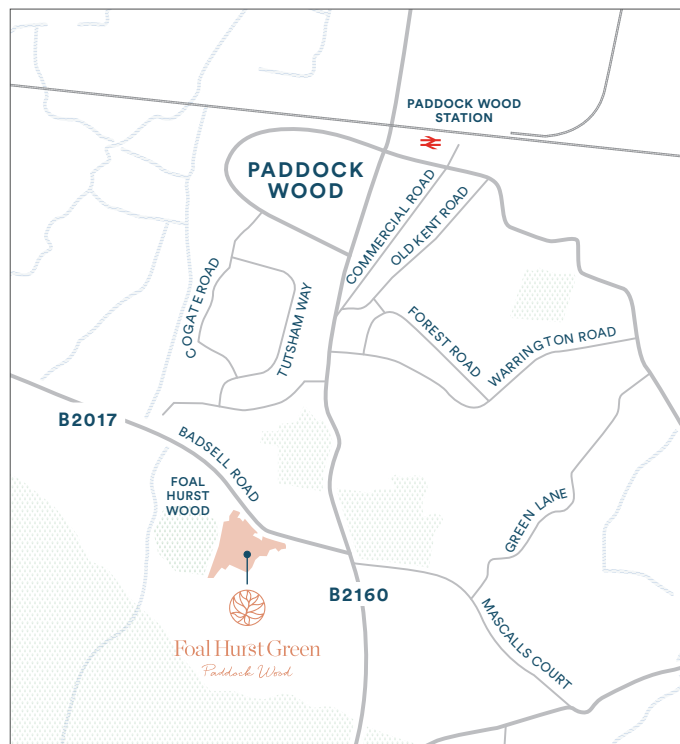
*Subject to owner connection. Download speeds may vary.

For the detailed specification, please contact our Sales Consultants. Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. A number of choices and options are available to personalise your home. Choices and colour options are subject to stage of construction and availability. Berkeley reserves the right to make these changes as required.

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Maps not to scale and show approximate positions only.



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