

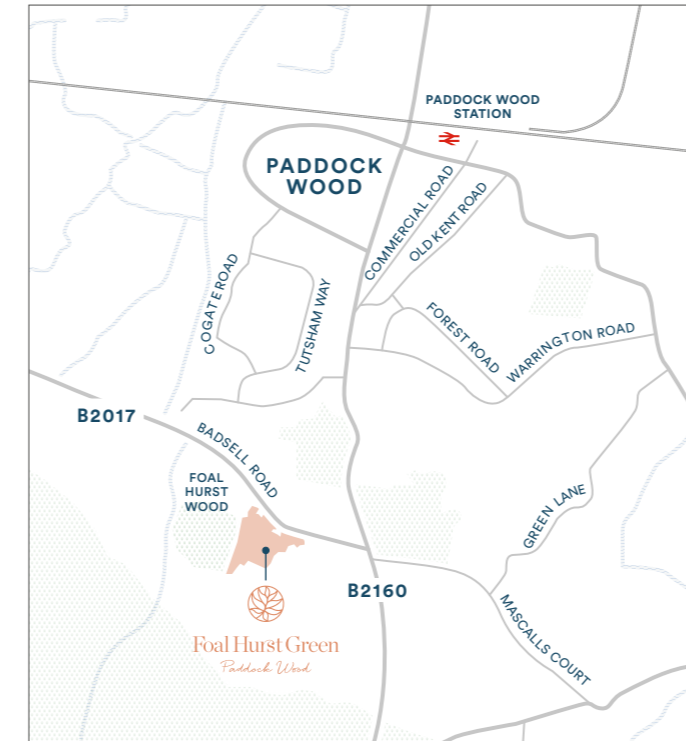
# Stylish & chic spaces



Interior photography is of the Foal Hurst Green show home and is indicative only.

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Maps not to scale and show approximate positions only.



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Foal Hurst Green  
*Paddock Wood*



The Falcon  
Three Bedroom House



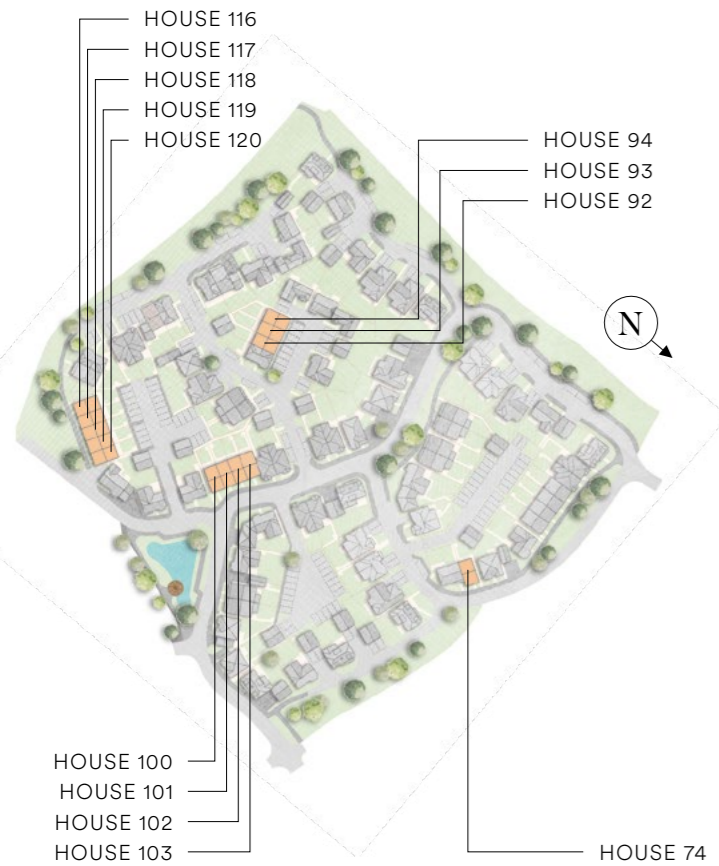


# The Falcon

## Three Bedroom House

HOUSES 74, 92, 93, 94, 100\*, 101\*, 102\*, 103\*, 116, 117, 118, 119, 120

Total Area 90.86 sq m 978 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

\*Houses 100, 101, 102 and 103 are handed. Floorplans shown for Foal Hurst Green 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.

GARDEN AND PATIO SIZES MAY VARY



### GROUND FLOOR

Kitchen	3725mm x 2524mm	12' 3" x 8' 3"
Living / Dining Room	5140mm x 4973mm	16' 11" x 16' 4"



### FIRST FLOOR

Bedroom 1	3006mm x 3778mm	9' 10" x 12' 5"
Bedroom 2	3275mm x 2650mm	10' 9" x 8' 8"
Bedroom 3 / Home Office	2181mm x 2228mm	7' 2" x 7' 4"

# 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
- Glass splashback above washbasin

### BATHROOM

- Wall hung mirrored cabinet with internal shelving (where applicable)
- 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)
- 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)
- Laminate floor throughout the 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/dining room and bedrooms
- Television point provided to living/dining room and bedrooms
- Telephone point provided to hall cupboard and living/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, living/dining room, utility cupboard, cloakroom, bathroom, en suite and bedroom 1
- Pendant lights to 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/dining 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.

Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. Berkeley Homes reserves the right to alter, amend or update the specification, which may include changes in the colour, material and/or brand specified. In such cases, a similar alternative will be provided. Berkeley Homes reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change.