

SPECIFICATION

✧ *Individually designed kitchens*

- Contemporary or traditional-styled incorporating a choice of door and Silestone worktops with upstand
- Bosch integrated double oven
- Bosch induction hob
- Integrated extractor
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washing machine to utility
- Space for tumble dryer in utility
- Stainless steel sink with mixer tap
- LED under wall unit lighting
- Brushed chrome power sockets above worktops

✧ *Quality bathrooms*

- Contemporary-styled bathroom
- Washbasin with vanity unit to main bathroom and ensuite to bedroom 1
- Matching mirrored wall unit including shaver socket to main bathroom and ensuite to bedroom 1
- Bathroom with shower over bath and screen
- WC with dual-flush plate, concealed cistern and soft-close seat
- Heated towel rail to bathroom
- Ceramic wall tiles to selected areas
- Tiling to floors in bathroom, ensembles and cloakroom

✧ *Heating, electrical & lighting*

- Energy efficient gas-fired central heating and hot water system with central programmer
- Radiators with individual thermostatic control to all rooms except where room thermostat fitted
- Log burner fire with mantle (plot specific)
- Brushed chrome light switches throughout
- LED downlights to kitchen, family area, dining area (where applicable), all bathrooms and cloakroom

✧ *Home entertainment & communications*

- Wiring for Sky Q
- Digital TV aerial point in living room, dining area and bedroom 1
- Telephone points to living room, dining area and bedroom 1
- USB charging points provided to kitchen, living room, dining area and all bedrooms

✧ *Interior finishes*

- Painted internal doors with chrome-finish door furniture
- Painted staircase with stained oak handrail
- Full height wardrobe with sliding doors to bedroom 1
- Satin paint finish to all internal joinery
- Karndean flooring provided throughout ground floor excluding WC
- Fitted carpets to stairs, landing and all bedrooms

✧ *External*

- External lights to front door and lights at rear
- Landscaped front garden and turf to rear gardens
- External power point
- External tap and water butt provided
- Pre-wiring for car charging points
- Shed to properties without a garage

✧ *Security & peace of mind*

- High security front entrance door with multi-point locking system
- Facility for future wireless alarm system
- Mains-fed smoke detector with battery backup, fitted to hall and landing
- 10-year building warranty provided by NHBC



Photography represents the Briar Showhome, indicative only.

T. 01491 817 987

E. highcroftsales@stedward.co.uk

W. highcroft-wallingford.co.uk



Highcroft Sales and Marketing Suite,

Calvin Thomas Way, Wallingford OX10 0FN

A joint venture company owned by





HIGHCROFT

WALLINGFORD, OXFORDSHIRE



Computer generated image of The Daffodil, indicative only.

HERONSBROOK PLACE

THE DAFFODIL

5 bedroom detached house



THE DAFFODIL

5 bedroom detached house

Total area: 182.7 sqm / 1,967 sqft

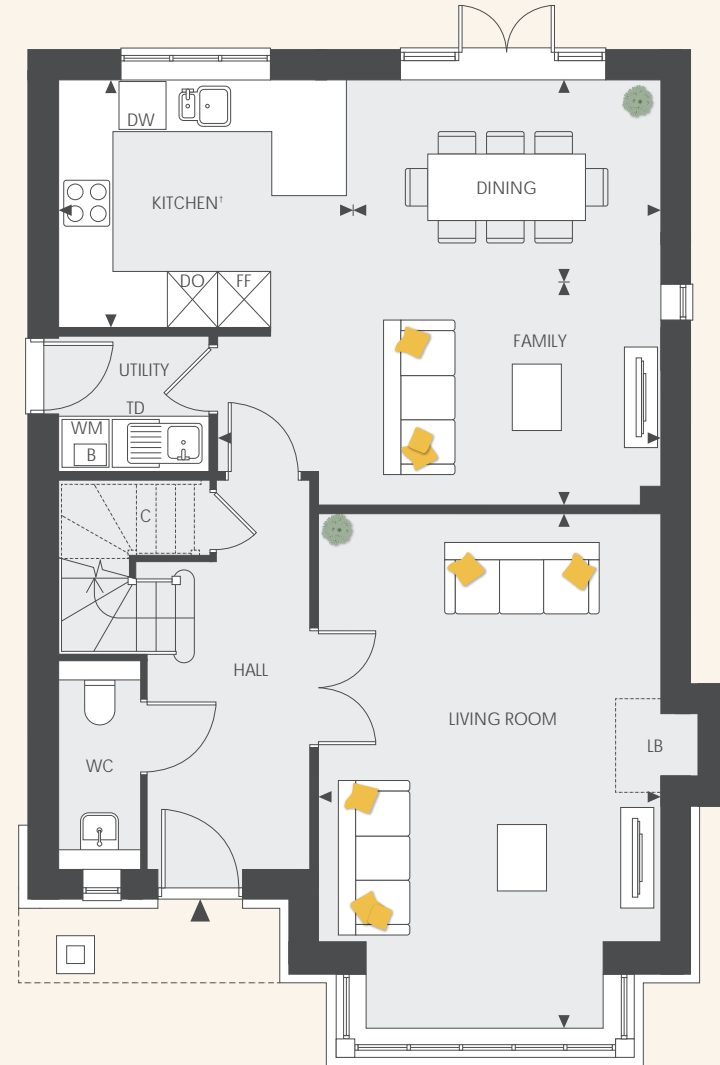
PLOTS 256*, 257, 264*, 265, 284,
287, 292, 321*

*PLOTS ARE HANDED

Site plan

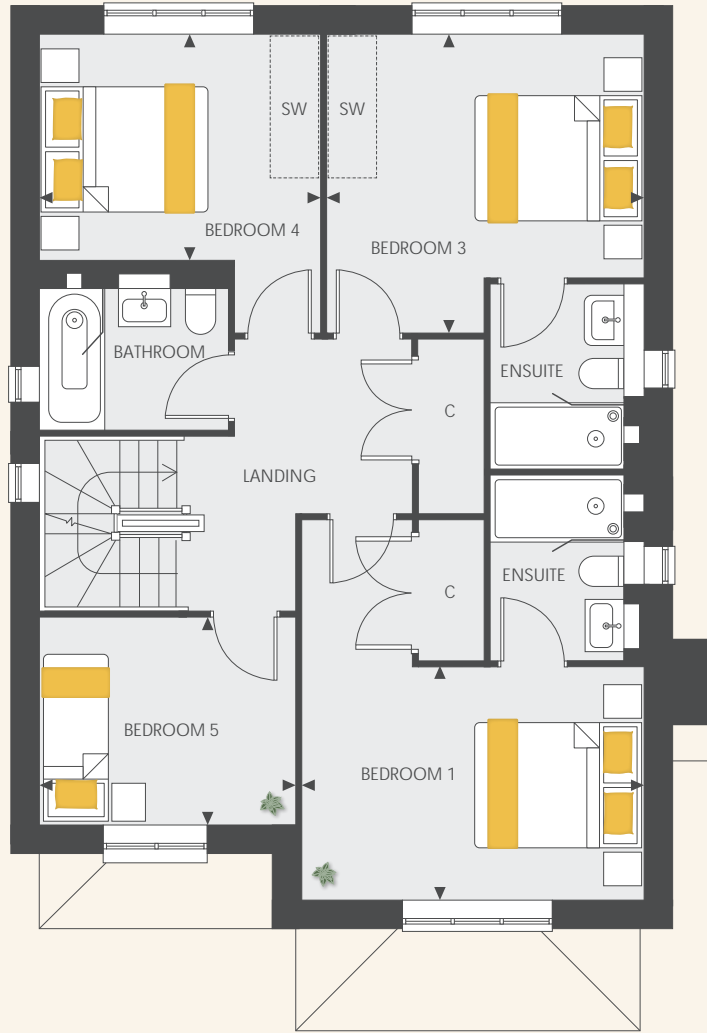


Site plan not to scale



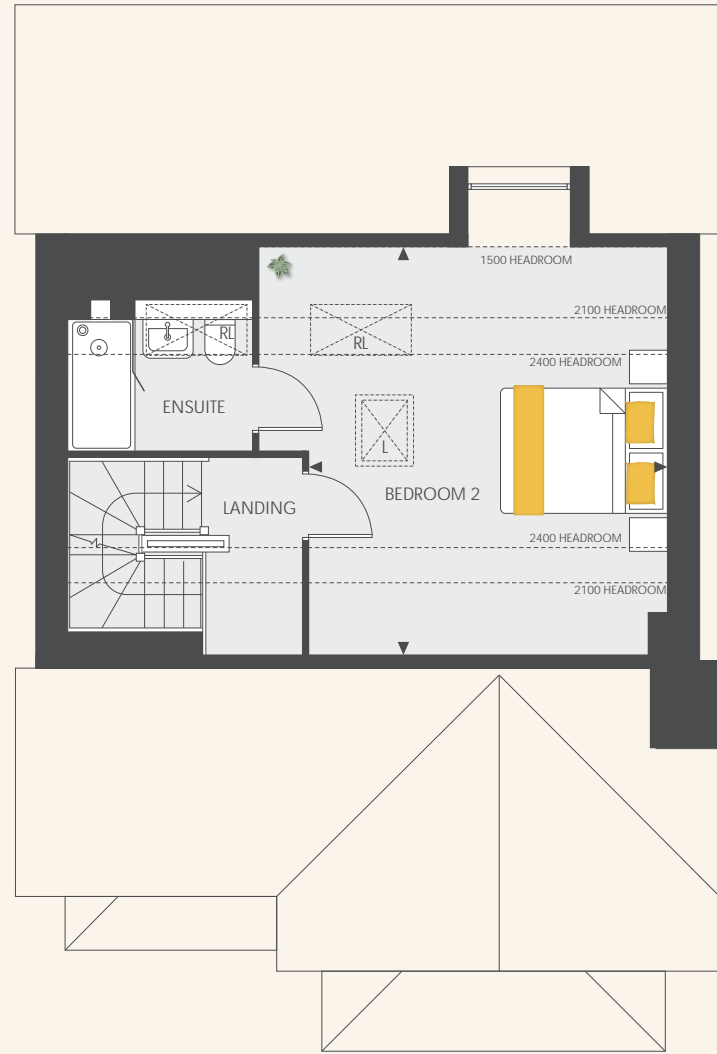
Ground Floor

Kitchen	3.54m x 2.95m	11' 7" x 9' 8"
Dining	3.67m x 2.41m	12' 1" x 7' 11"
Family	5.29m x 2.66m	17' 5" x 8' 9"
Living Room	4.09m x 6.13m	13' 5" x 20' 11"



First Floor

Bedroom 1	4.08m x 2.78m	13' 4" x 9' 1"
Bedroom 3	3.78m x 3.56m	12' 4" x 11' 8"
Bedroom 4	3.33m x 2.69m	10' 11" x 8' 10"
Bedroom 5	3.06m x 2.47m	10' 0" x 8' 1"



Second Floor

Bedroom 2	4.33m x 4.92m	14' 2" x 16' 1"
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KEY

- ◄► Depicts measurement points
- W Wardrobe
- C Cupboard
- L Loft Hatch
- RL Roof Light
- WM Washing Machine
- TD Tumble Dryer
- SW Space for Wardrobe
- DW Dishwasher
- FF Fridge/Freezer
- DO Double Oven
- B Boiler
- LB Log Burner