



HIGHCROFT

WALLINGFORD, OXFORDSHIRE



Computer generated image of Highcroft, indicative only



THE BELLFLOWER

2 bedroom bungalow

St Edward
Designed for life



THE BELLFLOWER

2 bedroom bungalow
Total Area – 69.4 sq m / 747 sq ft

PLOTS 93 *, 94, 95 *, 96,
101 *, 102

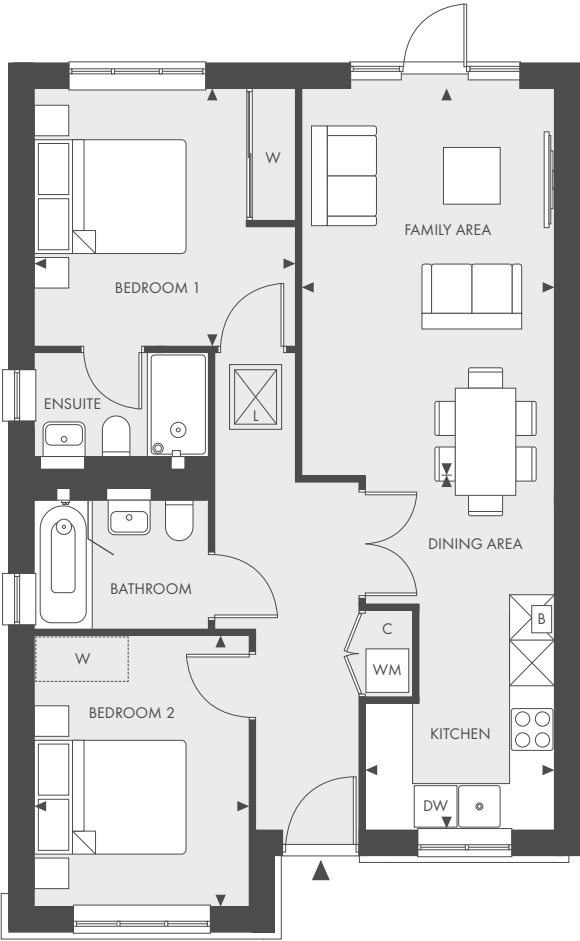
* PLOTS ARE HANDED

Site plan



KEY

- ◄ ► Depicts measurement points
- W Wardrobe
- C Cupboard
- L Loft Hatch
- WM Washing Machine
- SW Space for Wardrobe
- DW Dishwasher
- B Boiler



| | | |
|-----------------------|---------------|-----------------|
| Family Area | 3.34m x 5.11m | 11' 0" x 16' 9" |
| Kitchen / Dining Area | 2.49m x 4.69m | 8' 2" x 15' 5" |
| Bedroom 1 | 3.39m x 3.37m | 11' 1" x 11' 2" |
| Bedroom 2 | 2.78m x 3.58m | 9' 2" x 11' 9" |



SPECIFICATION

✧ Individually designed kitchens

- Contemporary or traditional styled kitchen incorporating a choice of door and laminate worktop finishes with matching upstand
- Bosch integrated single oven
- Bosch ceramic hob
- Integrated extractor
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washer/dryer (freestanding in utility cupboard where applicable)
- 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
- Matching mirrored wall unit including shaver socket
- 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, ensuite 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
- LED downlights to kitchen/dining and family area (where applicable), all bathrooms and cloakroom

✧ Home entertainment & communications

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

✧ Interior finishes

- Painted internal doors with chrome finish door furniture
- Full height wardrobe with sliding doors to bedroom 1
- Satin paint finish to all internal joinery
- Karndean Korlock flooring provided to hall, kitchen, utility cupboard and throughout the ground floor, when layout is open plan
- Fitted carpets to family area, dining area (unless open plan) and all bedrooms

✧ External

- External light to front door and 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
- 10-Year building warranty provided by Premier Guarantee



Photography represents the Primrose Showhome and is indicative only.

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St Edward
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A joint venture company owned by



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