

STYLISH AND LUXURIOUS  
INTERIORS



Photography indicative only.

CONTACT US

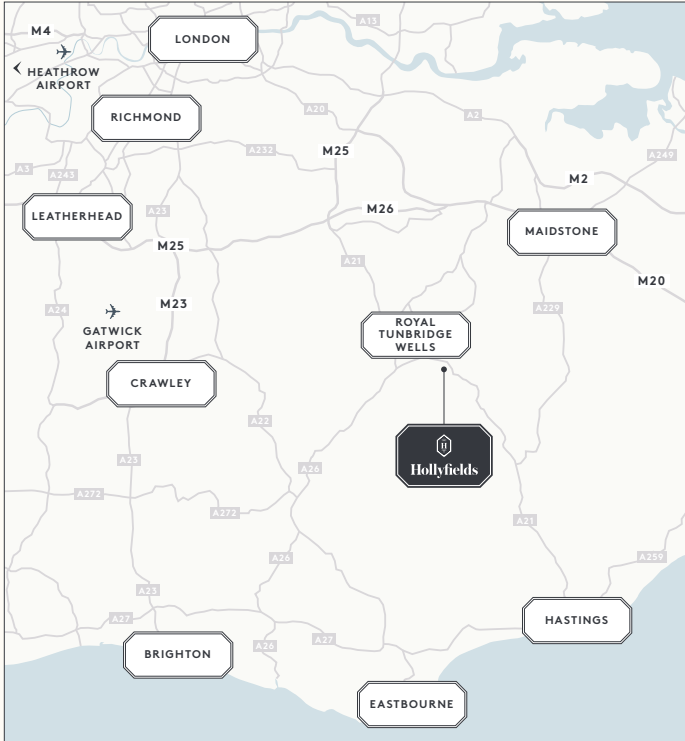
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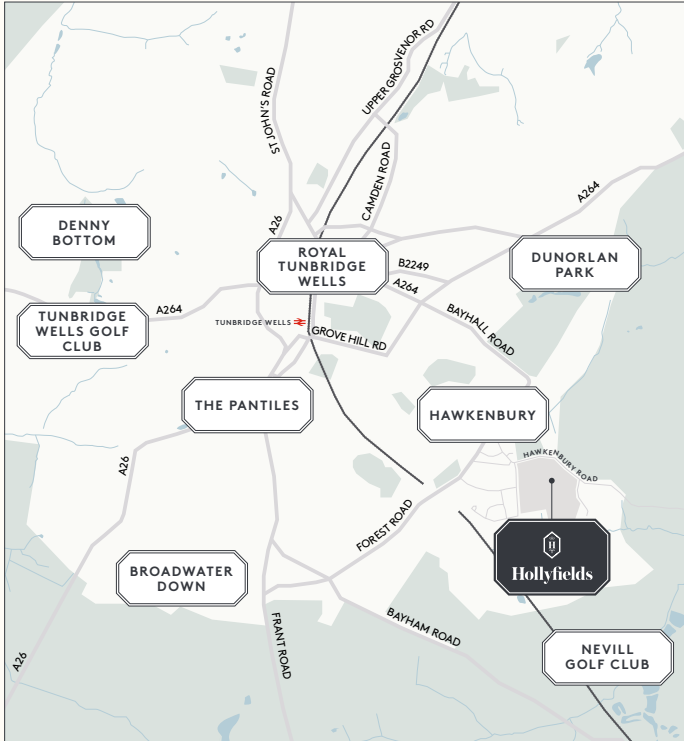
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Maps not to scale and show approximate positions only.





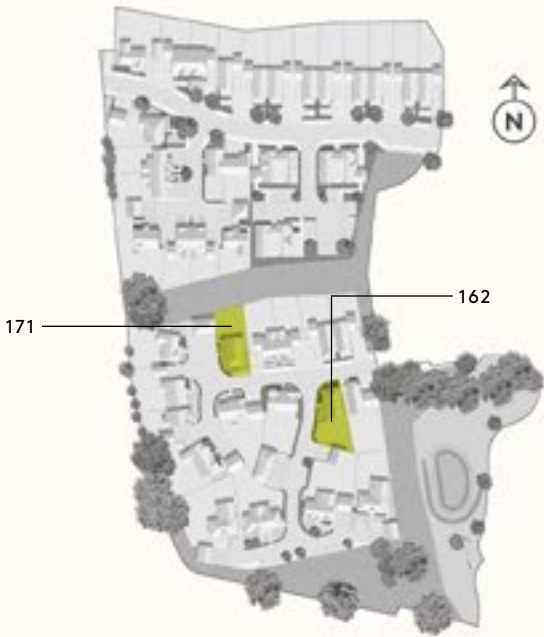


# THE CLOVER

FOUR BEDROOM HOUSE

HOUSE NUMBERS 162 & 171\*

TOTAL AREA: 1,454.2 SQ FT / 135.1 SQ M



## GROUND FLOOR

Kitchen	3983mm x 3000mm	13' 0" x 9' 8"
Dining Area	3180mm x 3490mm	10' 4" x 11' 4"
Living Room	3957mm x 7482mm	12' 9" x 24' 5"

## FIRST FLOOR

Bedroom 1	3957mm x 3317mm	12' 9" x 10' 8"
Bedroom 2	3670mm x 3317mm	12' 0" x 10' 8"
Bedroom 3	3379mm x 3072mm	11' 0" x 10' 0"
Bedroom 4/Home Office	3423mm x 3072mm	11' 2" x 10' 0"



FIRST FLOOR



GROUND FLOOR

# 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
- 20mm Silestone worktops
- Glass splashback behind hob with Silestone upstands elsewhere
- Stainless steel, single bowl undermount sink and stylish polished chrome mixer tap
- Integrated waste separation recycling bins
- Bosch built-in single oven
- Bosch compact oven with microwave
- Bosch induction hob
- Siemens telescopic extractor
- Built-in larder fridge
- Bosch fully integrated dishwasher
- LED strip lighting to underside of wall cabinets

## UTILITY ROOM

- Built-in freezer
- Matt finish cabinet doors in a choice of colours and profiles
- Soft close cabinet doors (where applicable)
- 40mm laminate worktops with laminate upstands
- Space and plumbing for 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
- Wood veneer 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
- Concealed valve with 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 SHOWER ROOM

- 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
- Concealed valve with thermostatic shower controls
- Wall mounted shower head on arm
- Wall mounted hand shower
- 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 washbasin. 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)
- Tiled floor finish to kitchen and utility room with contemporary wood veneer flooring to the remainder of the 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, kitchen/dining area and bedrooms
- Television point provided to living room, kitchen/dining area and bedrooms
- Telephone point provided to hall cupboard, living room and kitchen/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, utility room, landing, bathroom and en suite
- Pendant lights to living room, dining area and bedrooms
- 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 suites

## 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
- Wiring for future installation of wireless security alarm system
- 2-year Berkeley Homes warranty with our dedicated customer service team

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.

\*Plot is handed.

◄► Measurement Points    W Wardrobe    C Cupboard    WM Space for Washing Machine    Space for Wardrobe

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