

FOREST EDGE

FORDINGBRIDGE

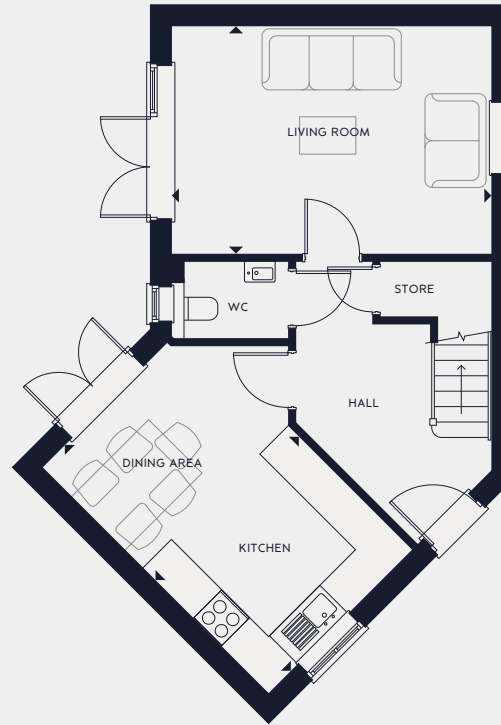
HOME 12

3 BEDROOMS
SEMI-DETACHED
1012 sqft



SPECIFICATION HIGHLIGHTS

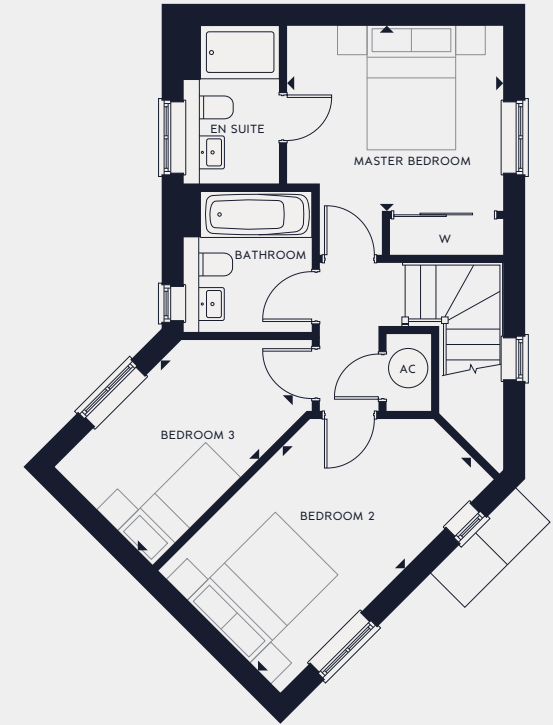
- Kitchen with integrated appliances
- En suite Master Bedroom
- Built-in wardrobe in Master Bedroom
- Carpets and Karndean flooring
- Garage with EV charging point
- 10-year build warranty



GROUND FLOOR

Kitchen/Dining
4812mm x 3064mm 15' 9" x 10' 1"

Living Room
4812mm x 3440mm 15' 9" x 11' 3"



FIRST FLOOR

Master Bedroom
3277mm x 2815mm 10' 9" x 9' 3"

Bedroom 2
4569mm x 2615mm 15' 0" x 8' 7"

Bedroom 3
3285mm x 2103mm 10' 9" x 6' 11"

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The items within this specification are for guidance only and may be substituted at any time. Floorplans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to our policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract, or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Applicants are advised to contact selling agent to ascertain the availability of any property. Computer generated illustrations indicative only. Please check with a member of the Metis Homes team for the latest information.



SPECIFICATION

FOREST EDGE FORDINGBRIDGE

KITCHEN

2 and 3 bedroom homes

- Fully fitted designer kitchen with laminate worktops and integrated appliances
- Neff Single slide and hide oven
- Neff 4 ring gas hob
- Integrated fridge/freezer
- Integrated washer dryer
- Integrated dishwasher
- Hob extractor
- Undermount LED lights to wall cabinets
- Recessed ceiling downlights
- Inset sink and drainer with chrome mixer tap
- Karndean flooring

4 bedroom homes and apartments

- Fully fitted designer kitchen with Quartz worktops and integrated appliances
- Neff Single slide and hide oven
- Neff microwave combination oven
- Neff 5 ring gas hob with 4 ring gas hob inside the apartments
- Integrated fridge/freezer
- Integrated dishwasher
- Hob extractor
- Undermount LED lights to wall cabinets
- Recessed ceiling downlights
- Undermount sink and drainer with chrome mixer tap
- Karndean flooring
- Space for freestanding washing machine and tumble dryer in utility room and in the utility cupboard inside the apartments
- Laminate worktop with inset sink in utility room to 4 bedroom homes only

Note: All homes come with an electrical provision to accommodate future installation of an electric induction hob. Upgrade available subject to build stage, additional charge and availability.

LIVING ROOM

- Low energy pendant lighting
- Carpets included
- Multi-media point with 2 x double sockets, 2 x CT100 aerial / SAT,
- 1x BT and 1x HDMI
- High level TV point with single socket and HDMI cable run to multi-media point

BATHROOMS

- Porcelanosa wall and floor tiles
- White sanitaryware
- Chrome brassware
- Dual fuel heated towel rail in bathrooms, en suites and cloakrooms
- Recessed ceiling downlights
- Mirrors to bathrooms and en suites where possible
- Shaver point to bathrooms and en suites
- White vanity units to all basins
- Shower & screen over baths where possible
- Surface mounted shower mixer valves and riser kit, rain head with rigid riser kit to en suites

BEDROOMS

- Carpets included
- Built-in wardrobes to master bedrooms
- Built-in wardrobe to bedroom two in 4 bedroom homes
- Low energy pendant lighting with two way switches
- USB sockets in bedrooms
- TV and BT points to all bedrooms

ADDITIONAL FINISHES

- Staircases with oak timber handrail and softwood balustrade
- Gas combi boiler to 2 & 3 bedroom homes. Gas System boiler with pressurised cylinder to 4 bedroom homes and homes in excess of 120m2
- Karndean flooring to hallways, cloakrooms, kitchens and utilities (if applicable)
- Carpets included in all other rooms
- Walls painted in Dulux Swansdown emulsion
- Timber painted in Dulux white satin
- UPVC double glazed windows
- Smoke alarms and heat detectors
- Fuse spur for future installation of security alarm system
- Oak veneered cottage style doors with chrome handles

EXTERNAL

- Garages (if applicable) with power & lighting, fuse spur included for future install of motorised garage door
- External water tap
- External electrical socket
- Turf to gardens
- Patio
- Grey composite front door
- Low light spill (bat friendly) external wall lights. PIR control at front door
- Electric vehicle charging point
- Solar panels to all 4 bed detached homes

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