



Swallows Gate
Mannings Heath

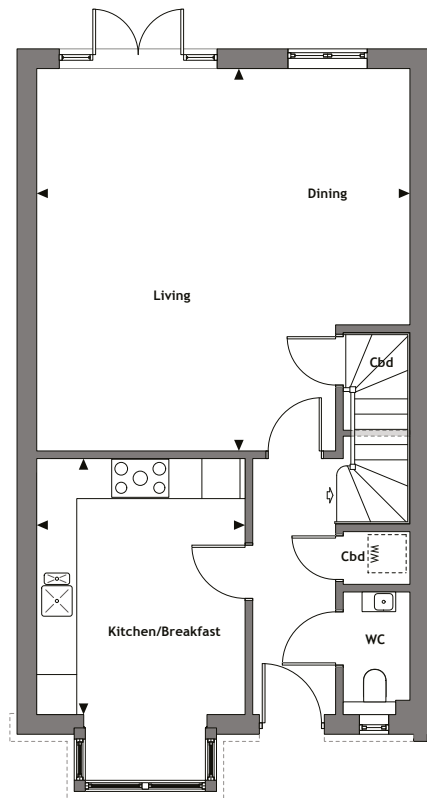
No. 1



A stylish 3 Bedroom Home

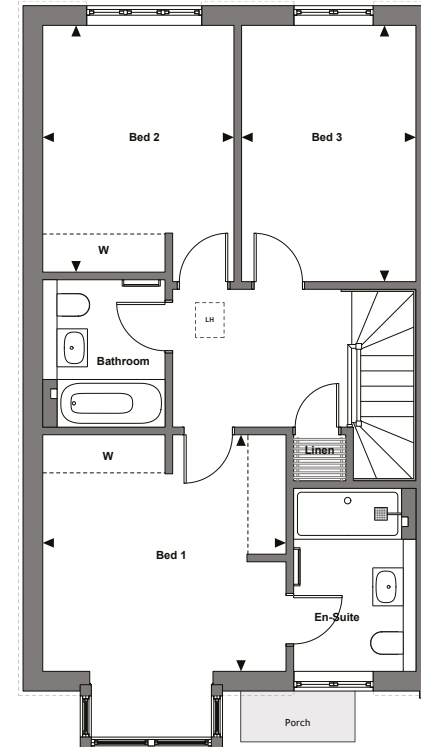
Welcoming entrance hall with cloakroom. A spacious separate kitchen with breakfast area and a stunning feature full height bay window. A large, bright living/dining room with French doors leading to the partially walled, laid to lawn garden with a large patio providing a perfect entertaining space. Bedroom one has a luxury en-suite shower, a pair of fitted double wardrobes and a floor to ceiling bay window. There are two further double bedrooms and a family bathroom. Adjacent there is an oak framed car barn providing covered parking for 2 cars.

Ground Floor



Living/Dining	5.88m x 6.03m	19'3" x 19'8"
Kitchen/Breakfast	3.28m x 3.99m	10'8" x 13'1"

First Floor



Bedroom 1	3.71m x 3.75m	12'2" x 12'3"
Bedroom 2	2.75m x 4.05m	9' x 13'3"
Bedroom 3	3.00m x 3.87m	9'8" x 12'7"

Gross Internal Area
122.4m² 1318ft²



Individually Designed Kitchen

- Handcrafted shaker timber kitchen incorporating composite stone worktops with matching splashback and upstand
- Siemens stainless steel appliances throughout including:
 - Multifunctional fan assisted single oven
 - Integrated microwave
 - Five ring gas hob with extractor fan
 - Fully Integrated fridge (60%) / freezer (40%)
 - Integrated multi-function dishwasher
- Stainless steel under mounted one and a half bowl sink with chrome mixer tap
- LED under wall unit lighting
- Polished chrome power sockets above work surfaces
- Freestanding washer dryer to hall utility cupboard

Quality Bathrooms

- Contemporary styled bathrooms incorporating Geberit suites and bathroom furniture with complementary Hansgrohe chrome taps
- Vanity unit to all bathrooms
- Mirror cabinet to en-suite 1
- Walk-in shower with fixed head and handheld shower to en-suite 1
- Shower over bath to family bathroom

- Wall mounted WC with chrome dual flush plate, concealed cistern and soft close seat
- Chrome dual fuel heated towel rail to all bathrooms
- Electric underfloor comfort heating
- Wall and floor tiles by Porcelanosa

Heating, Electrical & Lighting

- LPG gas-fired central heating with energy efficient combination boiler with programmable thermostatic heating controls.
- Underfloor heating to ground floor with radiators to first floor
- LED downlights to kitchen, hall, landing, cloakroom and all bathrooms
- Chrome light switches throughout
- Movement sensitive low level lighting to all bathrooms
- Power and light to loft space with ladder access
- Master light switch

Home Entertainment & Communications

- FFTP – Full Fibre installed to home
- Digital TV points to all rooms
- Wired for satellite and Sky Q to living room with free view satellite points to all rooms
- Satellite Dish connection provided
- Digital TV aerial and distribution system provided

- Telephone point to living/dining
- USB charger point incorporated within power socket to all rooms

Interior Finishes

- PVCu windows and casement doors with multipoint locking system with chrome handle
- Five panel solid painted internal doors with chrome finish door furniture
- Five panel glazed door to living room
- Painted staircases with oak polished handrail
- Fully fitted wardrobes to bedroom 1
- Full height wardrobe with sliding doors to bedroom 2
- Satin paint finish to all internal joinery
- Ceiling cornice to hall, cloakroom and living room
- Porcelain floor tiles to hall, cloakroom, kitchen, and all bathrooms
- Carpet to all other rooms

External

- Oak Car barn with block paved covered parking for two cars
- Electric car charging point
- Landscaped front garden and turf to rear gardens
- Natural sandstone paving to paths and patio area
- Timber Shed

- External tap
- External power point

Security & Peace of Mind

- High security front entrance door with multi point locking system
- External light to all external doors with PIR control to house frontage
- Fully fitted hardwired alarm system
- Mains fed smoke detector with battery back up, fitted to hall and landing
- 10 Year Build Warranty Scheme

Site Plan



Plot1v2/July2023



Protection for new-build home buyers



Email: swallowgate@brocktaylor.co.uk
Call: 01403 272022



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