



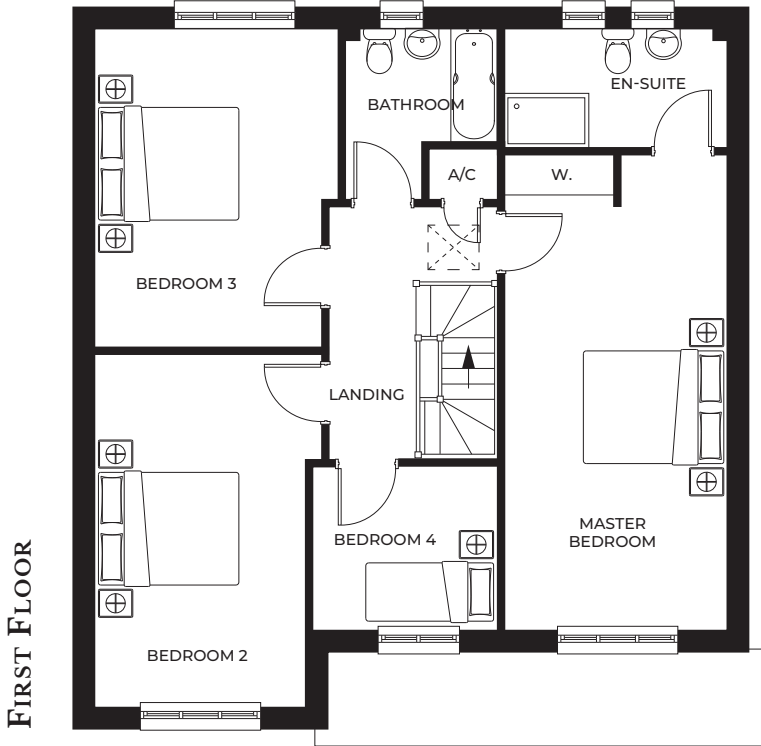
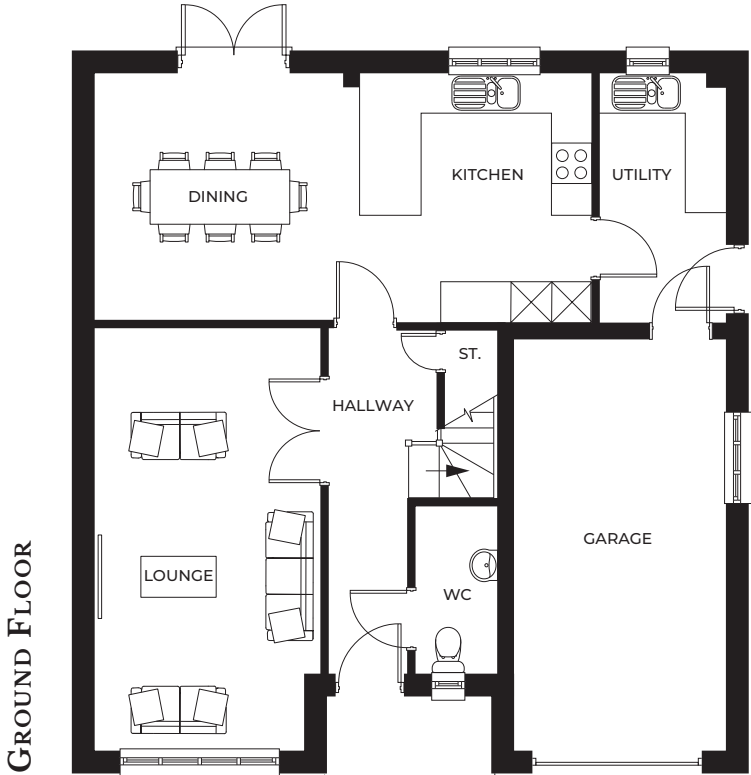
THE GALA

Bedrooms: 4 | Total floorplan area: 158m² / 1,701ft²

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Spire View
PETERCHURCH



GROUND FLOOR

Kitchen / Dining	7.28m x 3.63m / 23'9" x 11'9"
Lounge	3.33m* x 6.15m* / 10'9" x 20'2"
Utility	3.63m x 1.84m / 11'9" x 6'0"
WC	1.18m x 2.42m / 3'9" x 7'9"
Garage	6.05m x 3.11m / 19'9" x 10'2"

FIRST FLOOR

Master bedroom	6.93m* x 3.22m* / 10'10" x 23'0"
En-suite	3.22m x 1.75m / 10'6" x 5'7"
Bedroom 2	3.05m* x 5.08m* / 10'0" x 16'7"
Bedroom 3	4.73m* x 3.56m* / 15'5" x 11'7"
Bedroom 4	2.74m x 2.34m / 9'0" x 7'6"
Bathroom	2.24m* x 2.4m* / 7'3" x 7'9"

Internal floorplans may be subject to alteration. Computer Generated Images are for illustrative purposes only.

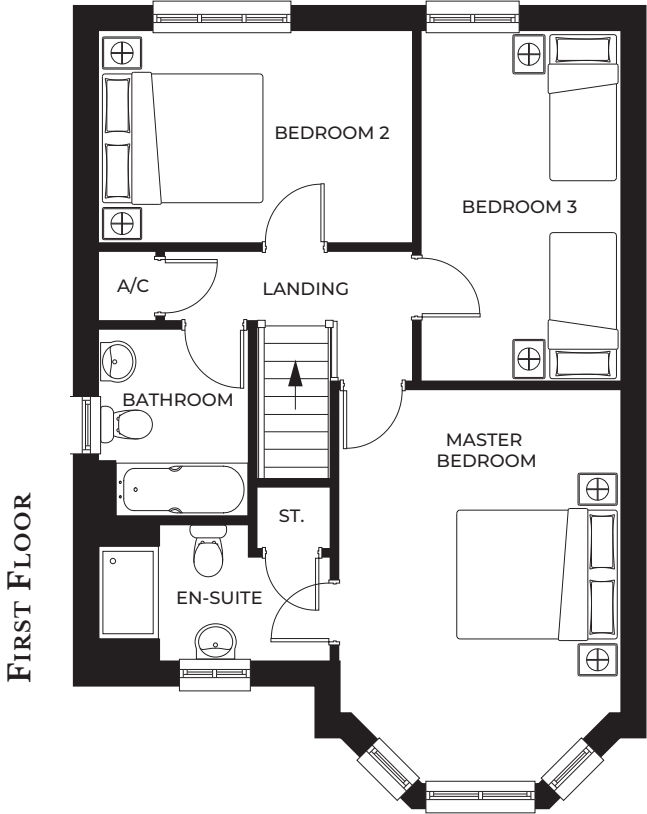
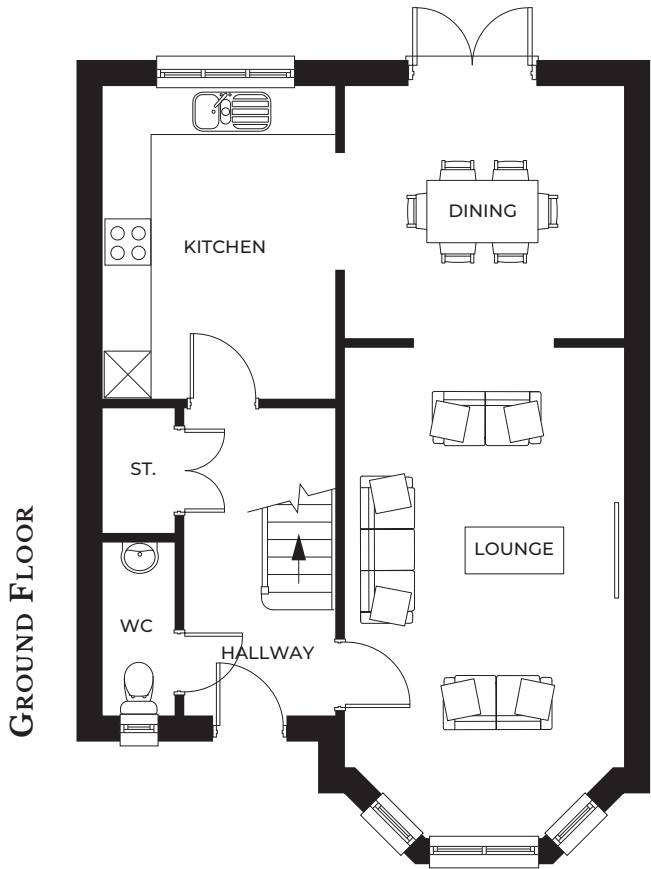


THE WINDSOR

Bedrooms: 3 | Total floorplan area: 120m² / 1,295ft²

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GROUND FLOOR

Kitchen	3.04m x 3.99m / 10'0" x 13'1"
Dining	3.50m x 3.12m / 11'5" x 10'2"
Lounge	5.42m x 3.50m* / 17'8" x 11'5"
WC	2.25m x 1.04m / 7'4" x 3'4"

FIRST FLOOR

Master bedroom	3.51m* x 3.12m* / 11'5" x 16'3"
En-suite	1.67m* x 3.13m* / 5'5" x 10'3"
Bedroom 2	2.68m x 4.05m / 8'8" x 13'3"
Bedroom 3	2.50m x 4.46m / 8'2" x 14'6"
Bathroom	1.93m x 2.40m / 6'3" x 7'9"

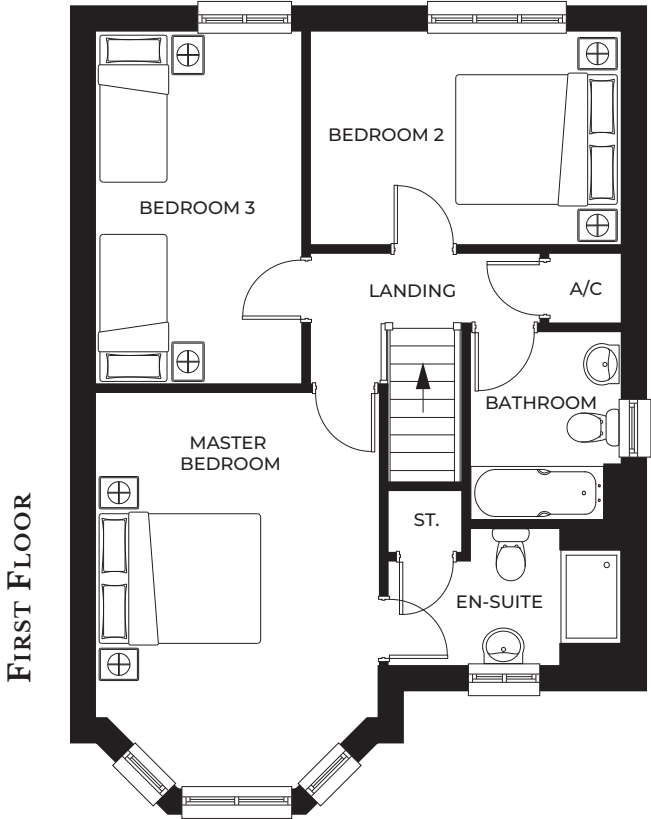
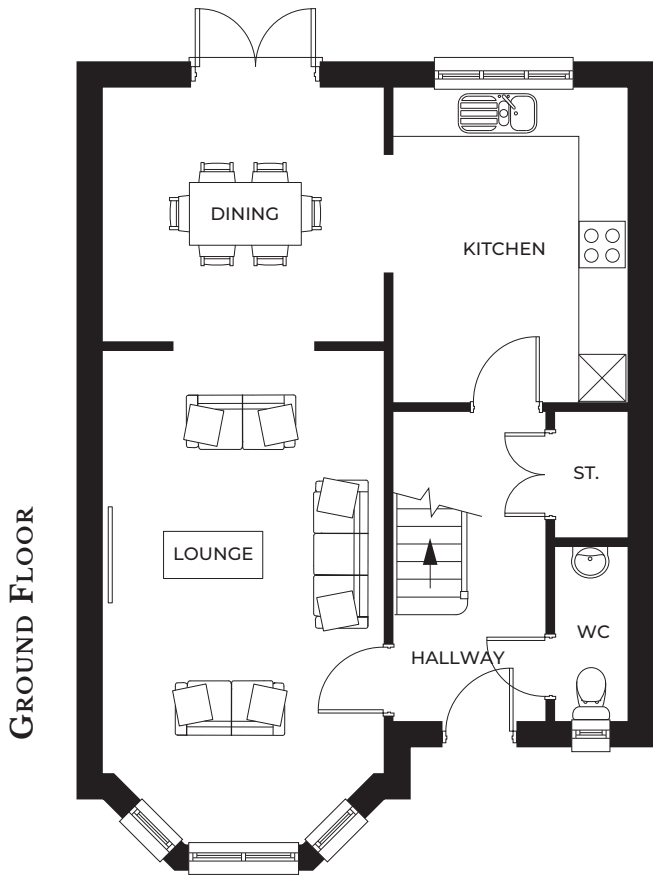


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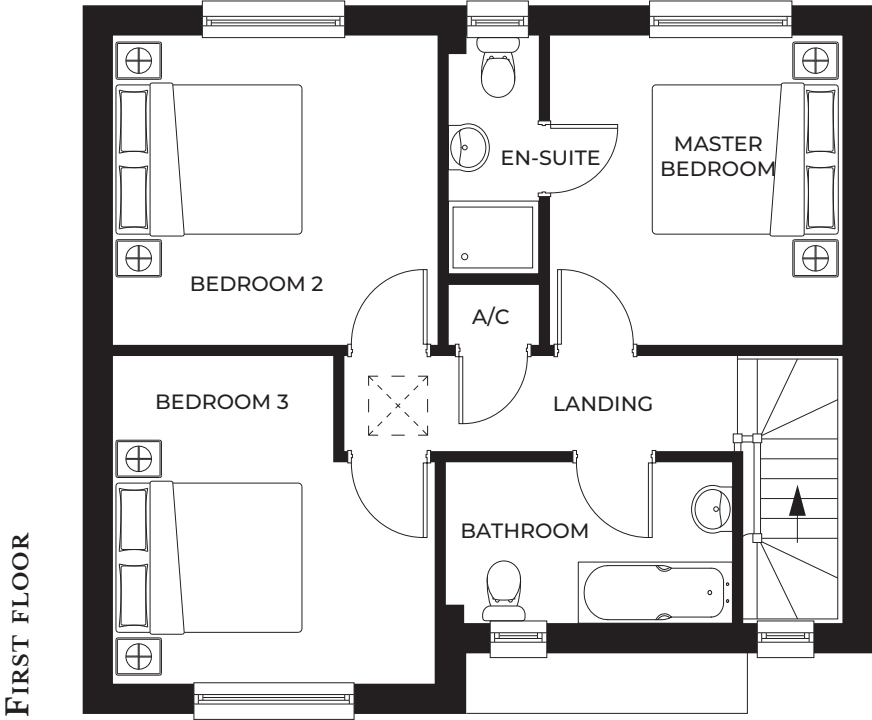
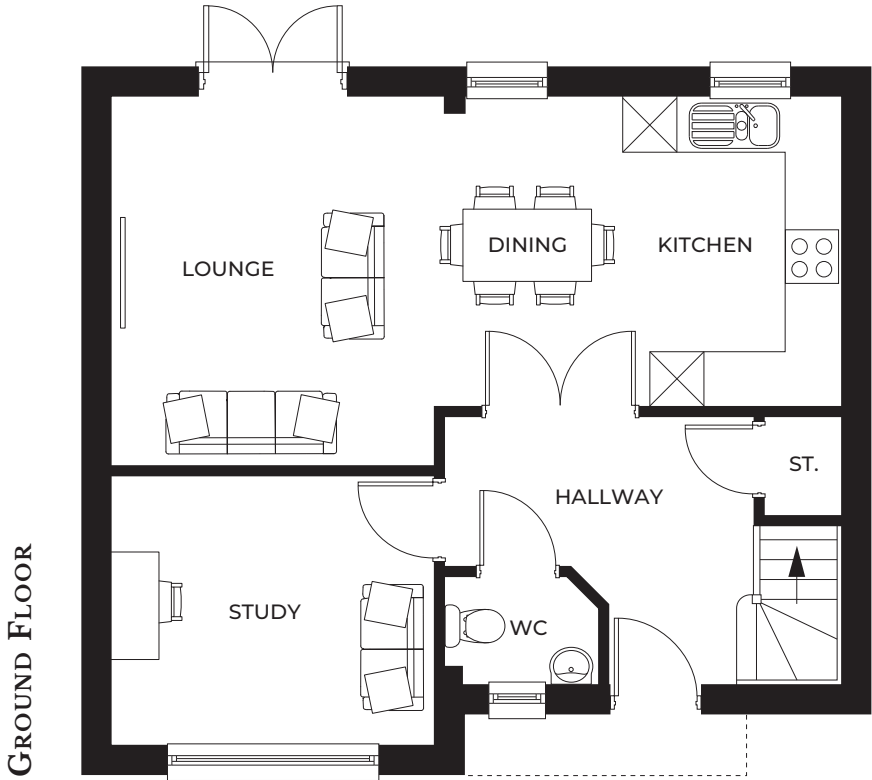


THE MERIDIAN

Bedrooms: 3 | Total floorplan area: 112m² / 1,210ft²

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Bedrooms: 3 | Total floorplan area: 112m² / 1,210ft²



GROUND FLOOR

Kitchen / Dining	3.49m* x 4.41m* / 11'4" x 14'6"
Lounge	3.56m* x 4.04m* / 11'7" x 13'3"
Study	3.51m x 2.94m / 11'5" x 9'6"
WC	1.76m* x 1.3m* / 5'8" x 4'0"

FIRST FLOOR

Master bedroom	3.49m x 3.24m / 11'5" x 10'6"
En-suite	1.02m x 2.58m / 3'3" x 8'5"
Bedroom 2	3.49m x 3.52m / 11'5" x 11'6"
Bedroom 3	3.51m* x 3.50m* / 11'5" x 11'5"
Bathroom	3.17m x 1.75m / 10'4" x 5'7"

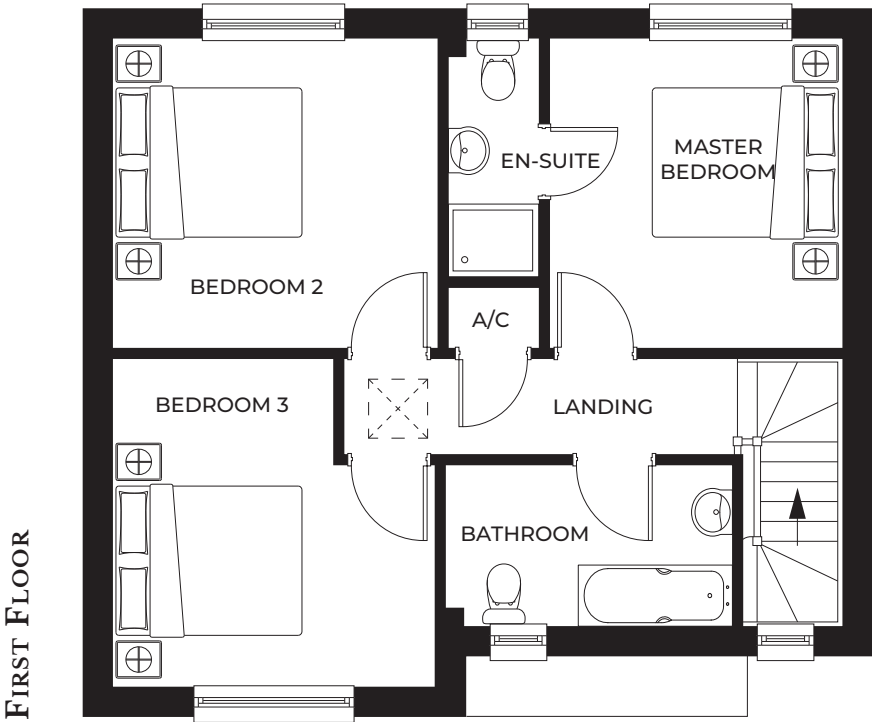
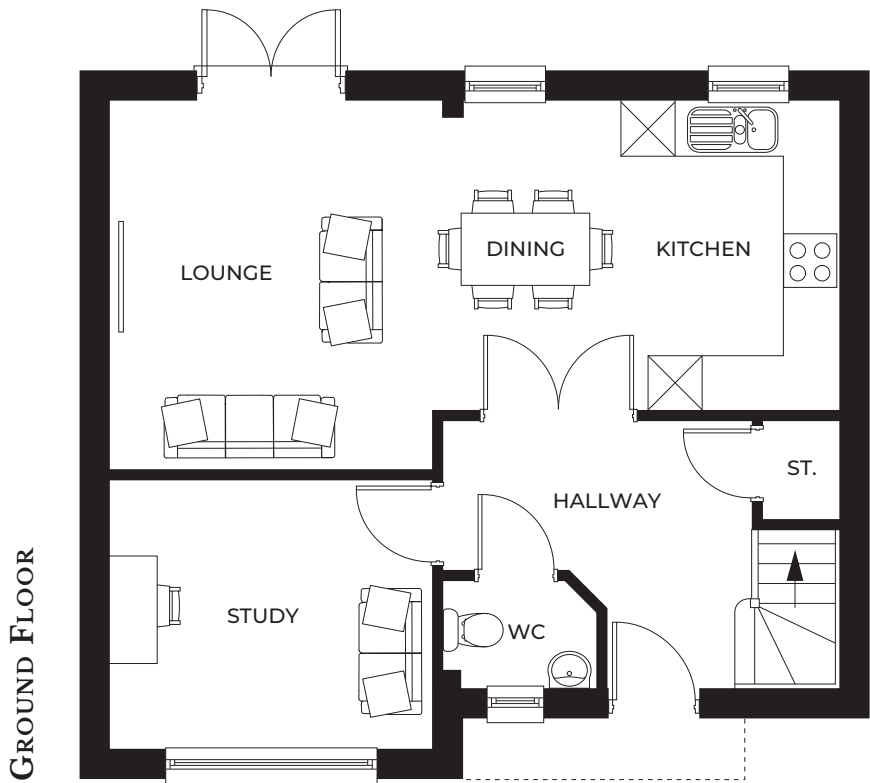


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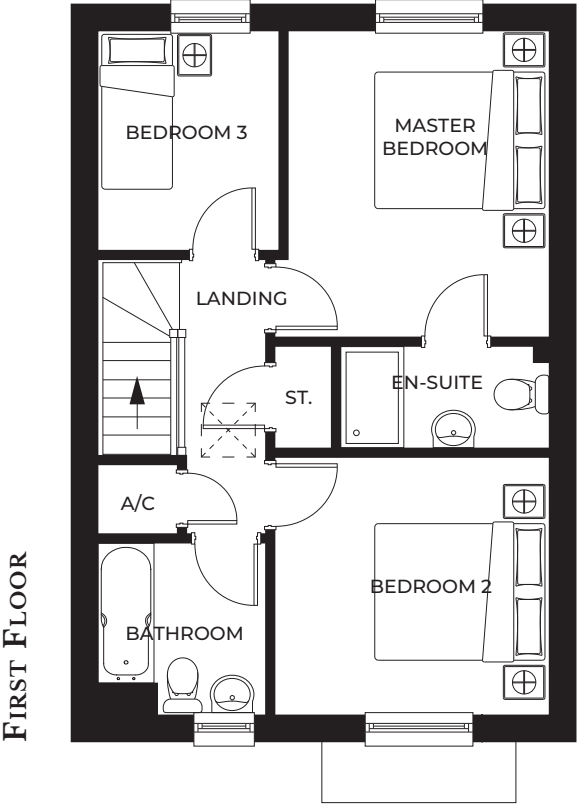
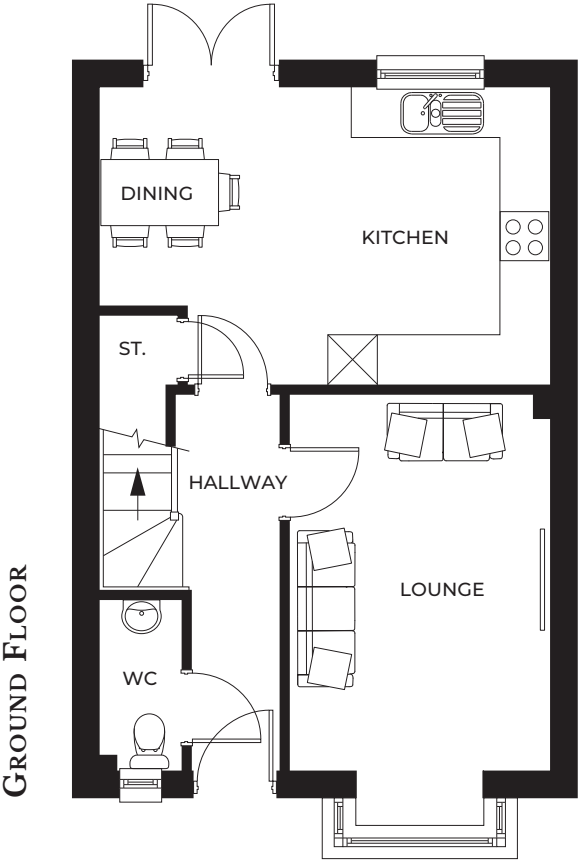
Spire View
PETERCHURCH

THE SUNSET

Bedrooms: 3 | Total floorplan area: 95m² / 1,019ft²

THE SUNSET

Bedrooms: 3 | Total floorplan area: 95m² / 1,019ft²



GROUND FLOOR

Kitchen / Dining	5.42m* x 3.57m* / 17'8" x 11'7"
Lounge	4.53m* x 3.10m* / 14'9" x 10'2"
WC	1.04m x 2.08m / 3'4" x 6'9"

FIRST FLOOR

Master bedroom	3.73m* x 3.13m* / 12'2" x 10'3"
En-suite	2.50m x 1.20m / 8'2" x 3'9"
Bedroom 2	3.29m x 3.07m / 10'8" x 10'1"
Bedroom 3	2.71m x 2.17m / 8'9" x 7'1"
Bathroom	2.01m x 1.99m / 6'6" x 6'5"

SITE PLAN

Spire View
PETERCHURCH



THE GALA

4 BEDROOMS
PLOTS: 5, 7, 8 & 9

THE WINDSOR

3 BEDROOMS
PLOTS: 1 & 4

THE MERIDIAN

3 BEDROOMS
PLOTS: 6 & 10

THE SUNSET

3 BEDROOMS
PLOTS: 2 & 3



Please note site layout plan above is indicative and is subject to change.
See your Sales Negotiator for more information.

WALLS

- Flat smooth finish, White Matt emulsion in kitchens and bathrooms with a warmer white colour throughout the rest of the home.

CEILING

- Flat smooth finish, White Matt emulsion.

CENTRAL HEATING

- Samsung ASHP.
- 7 year warranty (subject to manufacturer guidelines).
- Thermostat to ground and first floor.
- Thermostatic radiator valves.

INTERNAL DOORS

- Oak Veneer Vertical Doors.
- Polished Chrome ironmongery.

ARCHITRAVE AND SKIRTING

- Chamfered MDF skirting boards.
- MDF architrave throughout.

STAIRCASE

- White gloss spindles with wood stained handrail and Newel caps.

WARDROBES

- Included in the Master Bedroom in the Gala House Type.

ELECTRICS

- Mains electric supply smoke detectors.
- TV points fitted to the lounge and all bedrooms.
- Telephone points fitted to the lounge.

KITCHEN

- Wren Shaker style Infinity Range.
- 20 year guarantee.
- As standard each kitchen will include:- induction hob, oven, cooker hood, washer dryer, dishwasher and fridge freezer.
- Quartz worktops provided in the Red Windsor & Gala house types.
- Luxury 22mm Laminate worktops provided in the Sunset & Meridian house types.
- Possible design choices depending on the build programme, please speak to one of our sales representatives.

BATHROOM FEATURES

- Ideal sanitaryware will be installed throughout with chrome fittings.
- Towel rails in all bathrooms and en-suites.
- Full wall and floor tiling in bathrooms and en-suites.

- Cloakrooms will have a splash back tiling above the basin.
- Possible design choices depending on the build programme, please speak to one of our sales representatives.

EXTERIOR FEATURES

- External double socket to the rear.
- 3 pin EV charging plug point.
- Solar panels on all plots as standard.
- All windows uPVC Georgian Style (SBD).
- Front doors are composite style with chrome Furnishings (SBD).
- Smart Video Doorbell.
- Fitted outside light next to the front door and by the back doors.
- Fencing is used to surround the rear and side boundaries (Please note this differs on each plot depending on location).
- Front and back gardens are to be turfed.
- Patio areas to rear.
- Decking areas with glass balustrades on plots provided as standard overlooking the river (8,9,10).
- Individual bollard light.