



STAMFORD | *4 Bed Detached*

RIVENWOOD

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GROUND FLOOR

Kitchen / Dining	17'8" x 12'	5.4m x 3.6m
Living Room	17'8" x 12'2"	5.4m x 3.7m
Family Room	11'9" x 10'10"	.....	3.6m x 3.4m
Utility	16'8" x 7'1"	.....	5m x 2.2m

FIRST FLOOR

Master Bedroom	11'5" x 11'3"	.....	3.5m x 3.5m
Bedroom Two	8'8" x 8'7"	.....	2.6m x 2.6m
Bedroom Three	13'10" x 8'9"	.....	4.2m x 2.7m
Bedroom Four	11'9" x 10'10"	3.6m x 3.3m
Bathroom	9'11" x 5'11"	3m x 1.8m
En suite.....	6'4" x 6'3"	1.9m x 1.9m

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Proposed site for
future primary school



- Stamford - 4 Bed Detached
- Show Village
- Phase 1A - SOLD OUT



Phase 1A
SOLD OUT

Phase 1B
Available March 2018

TURNKEY SPECIFICATIONS

KITCHEN

Choice of kitchen door and work top colours.
—
Integrated electrical appliances to include gas hob and electric oven, extractor unit, fridge/freezer, dishwasher and washer/dryer.
—
Laminated upstands with back painted glass splash back.
—
Chrome door knobs and cup handles.

BATHROOMS

Designer white sanitary ware with chrome fittings.
—
Thermostatically controlled showers.
—
Chrome heated towel rail in bathroom and en suite.
—
Full height tiling to shower enclosures.
—
Splash back tiling to bathroom, en suite and downstairs cloakroom basins.
—
Feature wooden panelling to all bathrooms

FLOORING

Carpeting provided throughout all bedrooms, lounges, stairs and landings.
—
Wooden laminate flooring to hall, kitchen and dining areas.
—
Tiles to bathroom floors, showers and splash backs.
Tiles to cloakroom and utility floors (where applicable).

BROADBAND

Superfast Fibreoptic Broadband, FTTP with speeds of up to 330mbps.

INTERNAL FEATURES

Internal walls and ceilings painted along with the internal woodwork.
—
Grooved internal doors with quality ironmongery.
—
Smoke, heat and carbon monoxide detectors.
—
Comprehensive range of electrical sockets.
—
Connection sockets for BT and TV.
—
Cabling for digital and SKY TV.
—
Zoned security alarm.
—
Feature grooved or exposed beams to ceilings in selected rooms.

HEATING

Gas fired central heating – energy efficient, smart phone compatible combination boiler which provides instant hot water on demand.
—
Stoves in each lounge.

SELECTIONS

All selections to be made from the builder's nominated suppliers only.
—
All selections are from a pre-selected range and are subject to change.

EXTERNAL FEATURES

Traditional construction.
—
High standard of floor, wall and loft insulation to ensure minimal heat loss.
—
Maintenance free PVC energy efficient double glazing with lockable system.
—
Timber effect maintenance free cladding.
—
Bitmac driveways.
—
Painted finish to front entrance doors.
—
Landscaped gardens with patio area and generous private driveway with space for garage.
—
Extensive landscaping to common areas.
—
Timber fencing to rear boundaries where appropriate.
—
Feature external lighting to front door.

WARRANTY

White goods carry a 1 year guarantee from date of installation.
—
All kitchen appliances carry a 5 year guarantee from date of installation.
—
NHBC 10 year buildmark warranty.

