




CREATION
HOMES

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The Buyer, The House, Townsville

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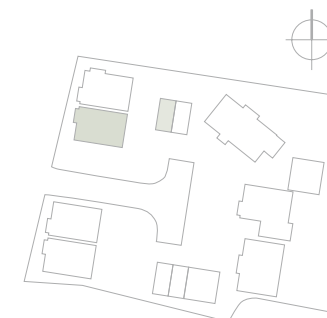
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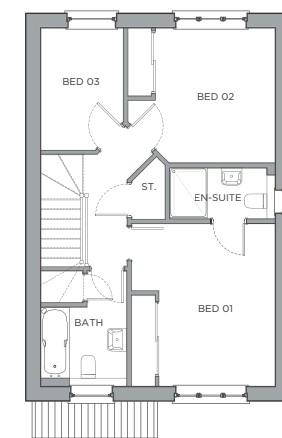
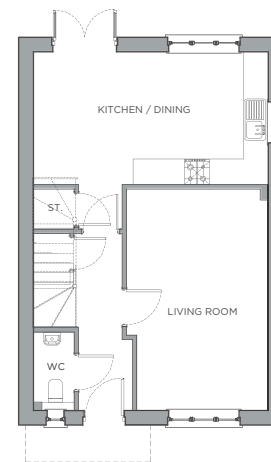


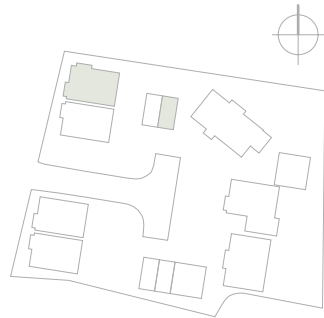


PLOT 1

3 BEDROOM HOME

Total (excluding garage)	97.2 m2	1046 sqft
GROUND FLOOR	<i>Max in metres</i>	<i>Max in feet/in</i>
Kitchen / Dining Room	5.56 x 3.19	18'6" x 10'6"
Living Room	3.42 x 5.32	11'3" x 17'5"
FIRST FLOOR		
Bedroom 1	3.26 x 3.92	10'8" x 12'10"
Bedroom 2	3.55 x 3.25	11'8" x 10'8"
Bedroom 3	2.00 x 2.94	6'7" x 9'8"





PLOT 2

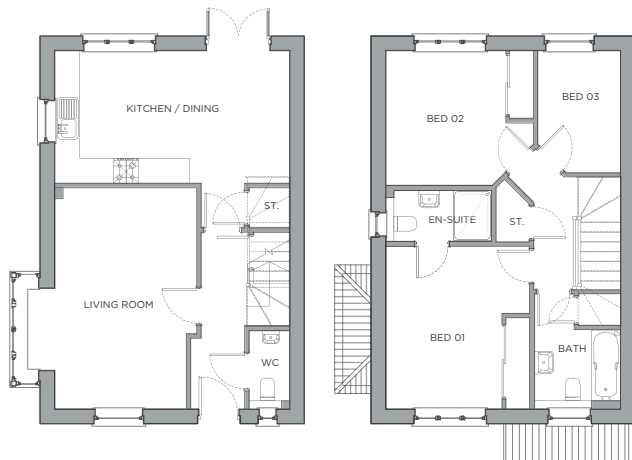
3 BEDROOM HOME

Total (excluding garage) 98.60 m2 1061 sqft

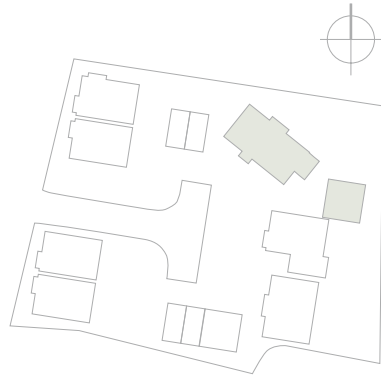
GROUND FLOOR	Max in metres	Max in feet/in
Kitchen / Dining Room	5.56 x 3.19	18'6" x 10'6"
Living Room	4.06 x 5.32	13'4" x 17'5"

FIRST FLOOR

Bedroom 1	3.26 x 3.92	10'8" x 12'10"
Bedroom 2	3.55 x 3.25	11'8" x 10'8"
Bedroom 3	2.00 x 2.94	6'7" x 9'8"







PLOT 3

4 BEDROOM HOME

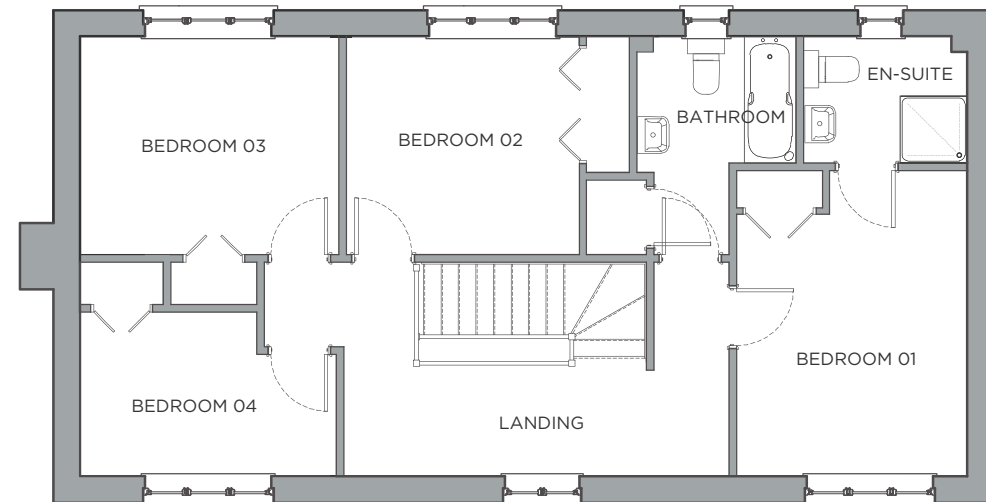
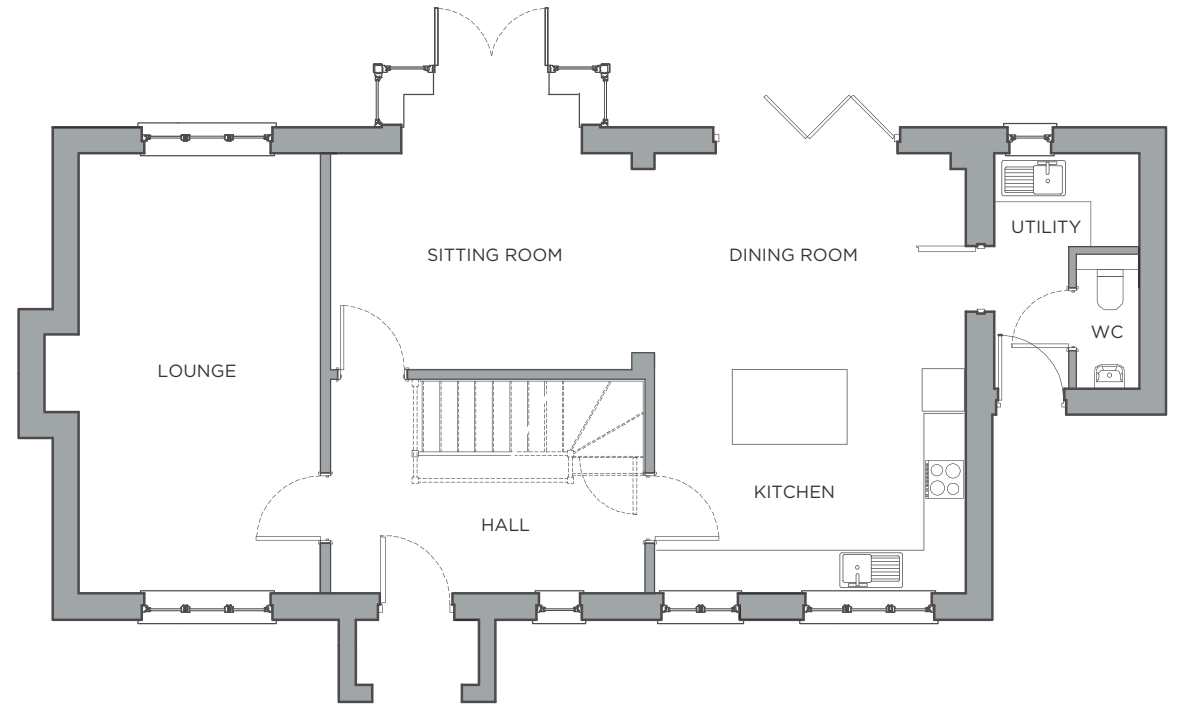
Total (excluding garage) 147.50 m² 1588 sqft

GROUND FLOOR *Max in metres* *Max in feet/in*

Kitchen / Dining Room	4.18 x 5.90	13'9" x 19'4"
Sitting Room	4.04 x 3.69	13'3" x 12'1"
Living Room	3.24 x 5.90	10'8" x 19'4"
Utility	1.94 x 1.25	6'4" x 4'1"

FIRST FLOOR

Bedroom 1	3.09 x 4.10	10'2" x 13'5"
Bedroom 2	3.12 x 2.93	10'3" x 9'7"
Bedroom 3	3.47 x 2.93	11'5" x 9'7"
Bedroom 4	3.44 x 2.20	11'3" x 7'3"





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Mr Jones, Wiltshire







“Et qui to eostion earum, con
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M Jones, Devon



SPECIFICATIONS

Each home has been thoughtfully designed to provide superior comfort and style, with well-crafted living spaces built to high energy efficiency standards for lower running costs.

All the houses will benefit from a 10 year warranty.

KITCHENS

Contemporary fully fitted modern kitchen with a choice of finishes*

Quartz worktops & upstands*

Stainless steel one & a half sink & mixer tap

Integrated fridge/freezer

Integrated dishwasher

Single oven

Micro/combi oven

Hob with cooker hood extractor

LED countertop lighting

Energy efficient downlights

UTILITY ROOM (FOR PLOTS 3 & 5)

Units to match kitchen*

Laminated worktops & upstands*

Stainless steel sink & mixer tap

Cupboards fitted to sink unit

Space for washing machine

HEATING

Air source heat pump

Controlled central heating with underfloor heating to the ground floor & radiators to upper floor

* A choice will be available to buyers who commit to purchase their home early



BATHROOMS & EN-SUITES

High-quality white sanitary ware
WC with soft close toilet seat
Wash hand basins with mirrors
White bath
Grohe thermostatic bath, shower mixer & taps
Shaver socket
Energy efficient downlights
Glass shower screen
Chrome heated towel rail
Full height ceramic wall tiling in shower area*
Ceramic floor tiling*

INTERIOR FINISHES

White UPVC double glazed windows & front door
Painted internal cottage style doors
Bright chrome finish ironmongery
LVT floor covering to kitchen/dining room & hall*
Walls & smooth ceilings finished in classic white emulsion
All internal woodwork in white satinwood
Energy efficient downlights in kitchen & dining room
Pendant lighting in bedrooms
Carpeted living room, stairs, landing & bedrooms*
Fitted wardrobes in 2 bedrooms*

ELECTRICAL

BT telephone line & super-fast broadband
TV & satellite points in kitchen, living room & all bedrooms
Mains operated smoke detector in hallways & kitchens

EXTERIOR

Front & rear paths of buff riven slabs
Front & rear gardens turfed
Patio
External lighting to front door & rear of house
Double garage
Electric car charging supply



CREATION HOMES

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