



Chapel Gardens

HARTFORD

AN EXCLUSIVE DEVELOPMENT OF THREE & FOUR BEDROOM DETACHED FAMILY HOMES



Bewick Homes
LIMITED

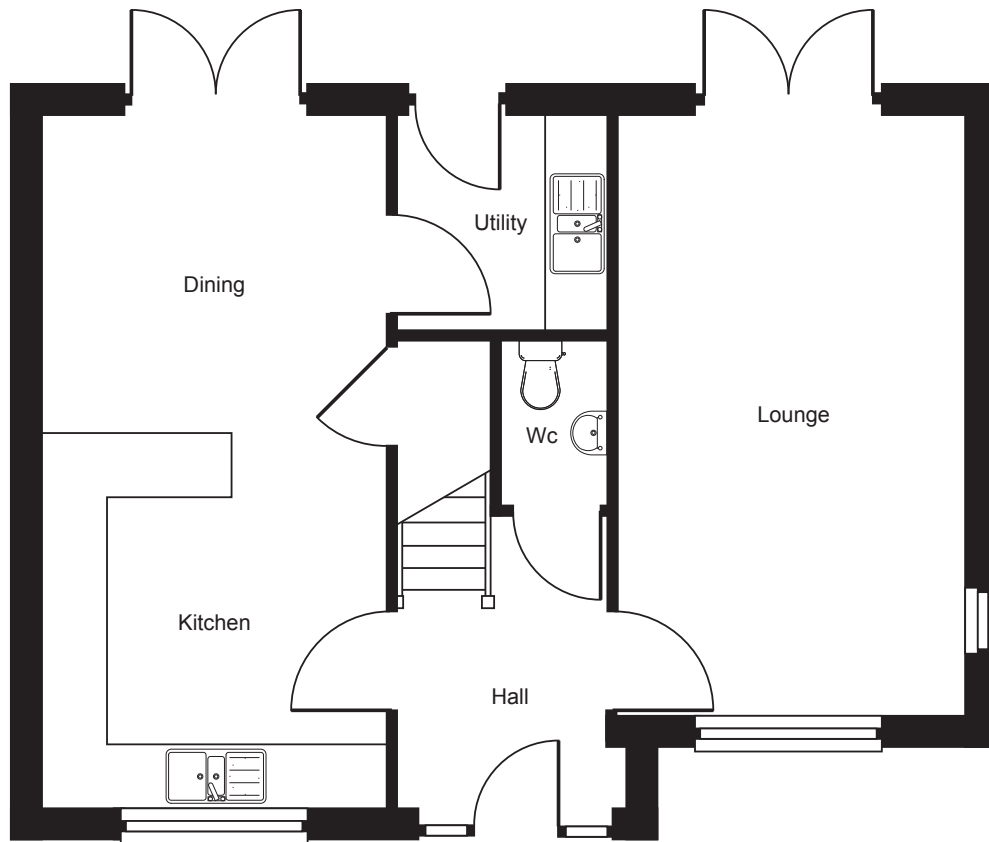


PLOT 5 SHOWN

PLOTS 1 & 2

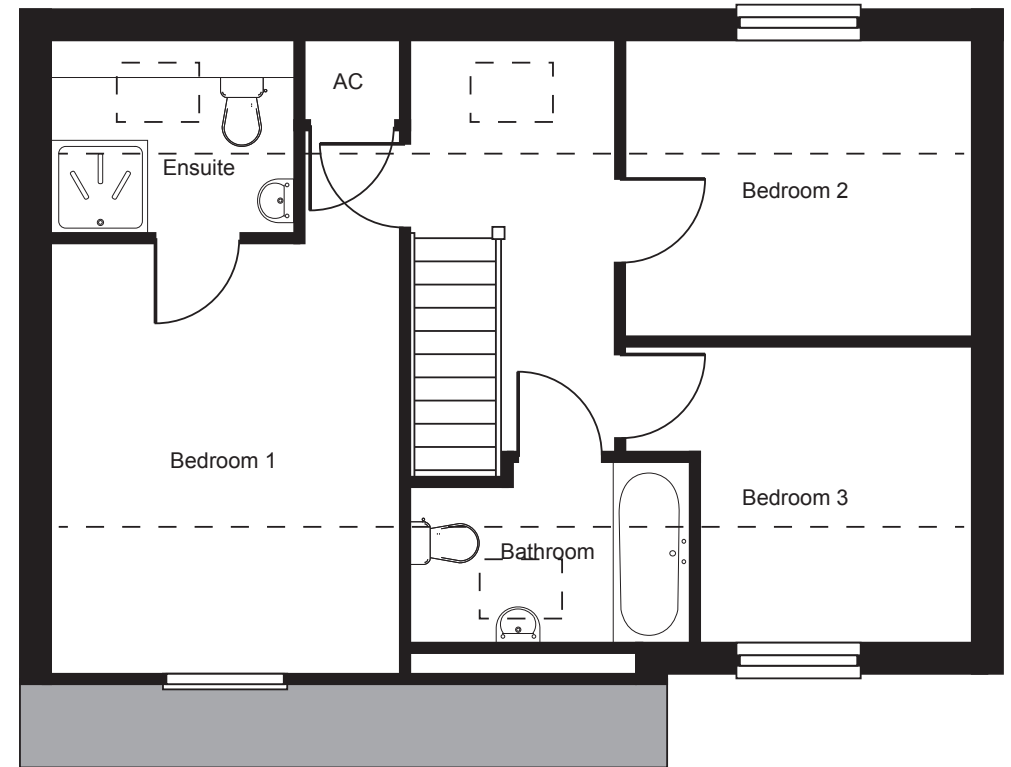
(PLOT 5 HANDED)

A THREE BEDROOM FAMILY HOME WITH ENSUITE WITH PRIVATE GARDEN AND DOUBLE GARAGE



GROUND FLOOR

Lounge	3.27 x 5.70m
Kitchen / Dining	6.60 x 3.20m
Utility	2.00 x 1.84m
Wc	1.50 x 1.00m



FIRST FLOOR

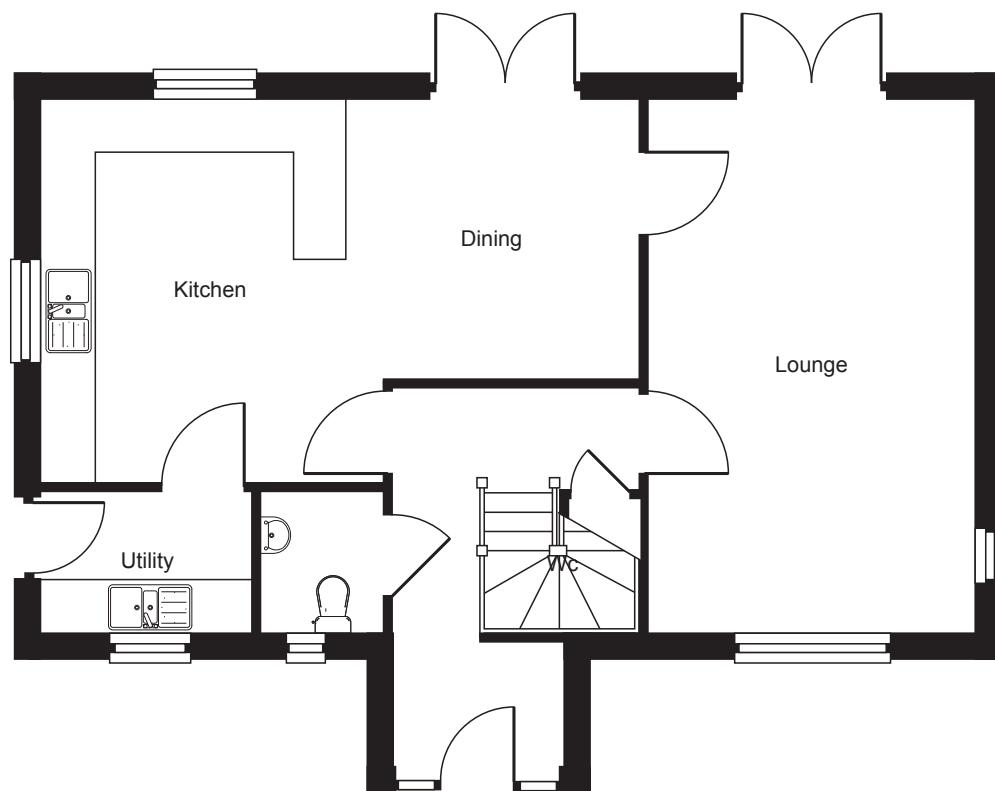
Bed 1	3.30 x 4.10m
Ensuite	2.30 x 1.80m
Bed 2	3.30 x 2.80m
Bed 3	3.30 x 2.80m (max)
Bathroom	2.70 x 1.90m (max)



PLOT 3 SHOWN

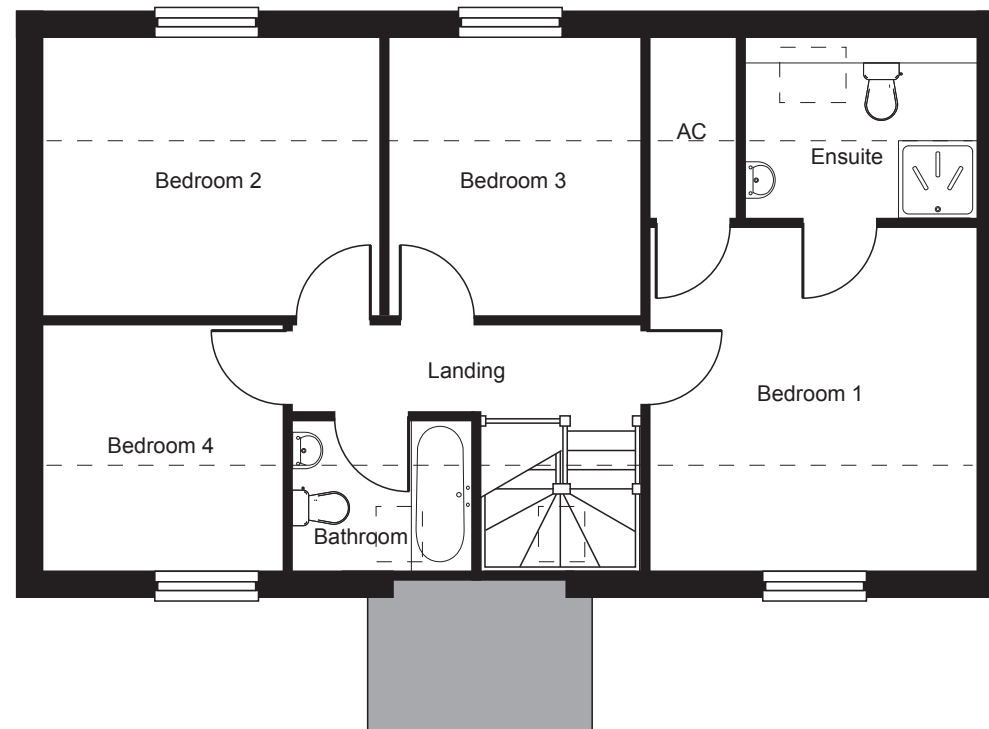
PLOTS 3 & 4

A FOUR BEDROOM FAMILY HOME WITH ENSUITE WITH PRIVATE GARDEN AND GARAGE



GROUND FLOOR

Lounge	3.72 x 6.10m
Dining	3.00 x 3.10m
Kitchen	3.80 x 4.30m
Utility	1.50 x 2.30m
Wc	1.20 x 1.50m



FIRST FLOOR

Bed 1	3.75 x 3.90m
Ensuite	2.60 x 2.00m
Bed 2	3.80 x 3.20m
Bed 3	2.85 x 3.20m
Bed 4	2.75 x 2.80m
Bathroom	2.00 x 1.75m



SPECIFICATION

KITCHEN

- Fully fitted contemporary design with a comprehensive range of wall and floor units, incorporating 'soft close' doors and drawers, under unit lighting and laminate work surface.
- Integrated Electrolux appliances to include double multifunction oven, gas hob, dishwasher and fridge freezer as well as stainless steel extractor hood.
- Stainless steel sink and chrome tap.
- Glass splashbacks to plots 1, 2 and 5.

UTILITY ROOM

- Fitted with ample units with laminated work surface over.
- Space for washing machine.
- Stainless steel sink and chrome tap.

CLOAKROOM

- Ideal Standard sanitaryware with tiled splashback to sink.

BATHROOM

- Equipped with contemporary Ideal Standard sanitaryware with over bath shower and stylish chrome fittings.

EN SUITE

- Shower enclosure incorporating low profile shower tray, Ideal Standard sanitaryware, stylish chrome fittings and white towel rail.

DECORATION & INTERNAL FINISH

- Plaster walls and ceilings throughout finished in emulsion paint colour 'soft white'.
- Contemporary architraves and skirtings provided with a gloss finish.
- Contemporary internal doors with chrome furniture.
- Built in wardrobe as standard to bedroom 1.
- Painted staircase with oak handrail.
- Carpets and vinyl flooring fitted as standard from Bewick Homes range.

ELECTRICAL INSTALLATION

- Full alarm system as standard.
- TV points to living room and beds 1 and 2.
- Master BT in hall plus further points in living room for Sky TV and Bedroom 1.
- External lighting with PIR is provided.

ENERGY EFFICIENCY & HEATING INSULATION

- Gas fired central heating.
- Mains pressure hot water system with electronic programmer.
- Double glazed windows throughout, cavity wall, ground floor and loft insulation is installed to provide maximum energy efficiency.
- EPC provided for all houses.

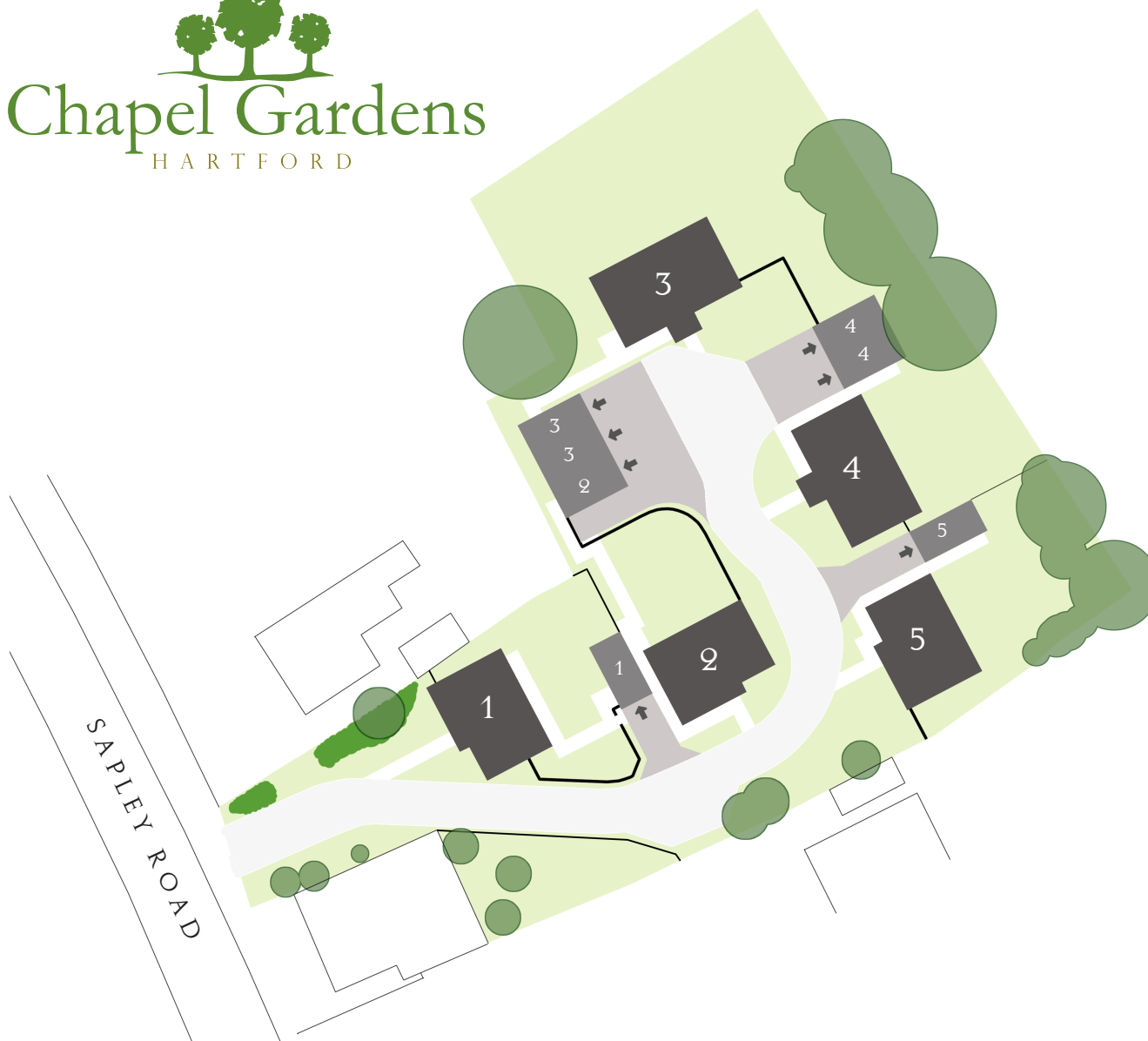
EXTERNALS

- Garage with up and over door, with light and power included.
- Front and rear gardens turfed, landscaping as approved scheme.
- Outside water tap to all plots.
- Paths in riven buff slabs and drives to be block paved.

WARRANTY

- Ten Year Warranty provided by LABC.





Whilst every effort has been made to ensure the accuracy of this brochure and its contents, certain aspects may vary to those shown.

All drawings, floor plans, layouts and artist impressions are representative only of the properties available and do not conform to any scale.

Due to ever changing market conditions the developer reserves the right to both change the nature of its developments and, depending upon the availability of materials, fixtures and fittings alter the specification and sales price of any property at any given time without prior notice. The particulars of this brochure do not form any part of any contract of sale.

ABOUT THE DEVELOPER

Founded in 1994 by Ivan Twigden, former Chairman of Twigden Plc, Bewick Homes is a privately owned company. The company's ethos is simple, to design and build distinctive quality homes on select developments, in highly desirable locations. Each location provides a choice of individually designed homes with the emphasis on traditional styling, combined with generous accommodation.

Bewick have an excellent relationship with warranty providers and offer warranties with either the NHBC or LABC. Houses built by Bewick Homes are to standards of the highest quality.

CUSTOMER CHARTER

Visit our website www.bewickhomes.co.uk for a copy of our Charter. This sets out our commitments to you, our customer and explains the level of service and information you can expect to receive from us.

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