

New House's 2 and 2a College Crescent, Sandhurst



These new four bedroom houses have been built to the current NHBC standards and include the following:

Part E

As part of an overall strategy to improve quality of life, the Government has introduced tough new legislation. Commonly referred to as Part E, its aim is to improve the sound insulation of new homes and conversions.

Notes.

- ◆ Houses built to NHBC standards and come with NHBC 10 Year Guaranty.
- ◆ Ground floor fully insulated
- ◆ First Floor sound insulated.
- ◆ 250 mm loft insulation
- ◆ Internal Stud walls insulated.
- ◆ External walls insulated.
- ◆ K glass double glazing.
- ◆ Party Wall built to certified Part E 1

Layout, see attached floor plans.

Ground floor comprises of:

- ◆ Lounge
- ◆ Dining Room
- ◆ Kitchen
- ◆ Integrated utility and downstairs toilet
- ◆ Hall with under stairs cupboard
- ◆ Single garage.

First Floor Comprises of:

- ◆ Large master bedroom
- ◆ On-suite shower
- ◆ 3 further double bedrooms with built in wardrobes
- ◆ Family bathroom
- ◆ Airing Cupboard

Kitchen (14'-3" x 7'-5")

- ◆ Fitted Vicenza oak shaker kitchen
- ◆ Free-standing 5 burner, two oven cooker + stainless steel extractor hood.
- ◆ Integrated dishwasher
- ◆ Large fridge freezer
- ◆ Telephone and television points,
- ◆ 12v down lights and under cupboard lighting.
- ◆ Door to side path in No. 2a.
- ◆ Tiled floor and tiling above work tops.

Lounge (15'-4" x 12'-3")

- ◆ Double glazed French doors to garden
- ◆ Broadband ready TV point
- ◆ Central and sidelight switching.
- ◆ PIR alarm sensor
- ◆ Carpet

Dinning Room (11'-3" x 10'-6")

- ◆ Double glazed French doors to garden,
- ◆ Central ceiling light
- ◆ PIR alarm sensor
- ◆ Carpet/Wood floor.

Utility

- ◆ Plumbed to accommodate free-standing washing machine and tumble dryer.
- ◆ Rear door to side path in No. 2.
- ◆ Back to wall toilet with concealed cistern
- ◆ Wash hand basin
- ◆ 12 volt down lights.
- ◆ PIR alarm sensor .No 2
- ◆ Tiled floor.

Hall.

- ◆ Stairs to 1st floor with under stairs cupboard,
- ◆ Burglar alarm key pad,
- ◆ Low voltage down lights.
- ◆ PIR alarm sensor.
- ◆ Carpeted

Garage

- ◆ Condensing boiler
- ◆ Fuse board
- ◆ Water main stopcock,
- ◆ 2 double sockets
- ◆ PIR alarm sensor.
- ◆ Manually operated up and over pre finished garage door.

Master Bedroom (14'-10" x 10'-0")

- ◆ Built in double wardrobe
- ◆ TV point with built in broadband or telephone point.
- Central light plus 2 No. Down lights.
- ◆ Carpeted

On-Suite.

- ◆ Shower Hansgrohe thermostatic control valve.
- ◆ W.C.
- ◆ Semi counter top basin all with Hansgrohe taps.
- ◆ Chrome centrally heated towel rail,
- ◆ 12 volt down lights,
- ◆ Shaver point and light.
- ◆ Mirror.
- ◆ Tiled floor and half tiled walls.

Other Bedrooms 3 No Doubles 2 No.(10'-5" x 9'- 6") 1 No. 10'-5"x 8'-11")

- ◆ Built in wardrobes
- ◆ Carpets

Family Bathroom

- ◆ Steel bath with Hansgrohe thermostatic taps and shower head
- ◆ Back to wall toilet with concealed cistern
- ◆ Semi counter top basin all with Hansgrohe taps
- ◆ Chrome centrally heated towel rail
- ◆ 12 volt down lights
- ◆ Shaver light
- ◆ Mirror.
- ◆ Built in full height towel cupboard,
- ◆ Tiled floor and half tiled walls.

Landing

- ◆ Access to loft space,
- ◆ Low voltage energy efficient down lights.

Internal Systems

- ◆ Condensing boiler central heating system
- ◆ High pressure megaflo water system
- ◆ Burglar alarm system

External Maintenance

Low maintenance external finishes, UPVC DG windows, UPVC fascias and soffit, pre finished garage door, and insulated pre finished wood grain fibreglass door and sidelights.

- ◆ Rear Garden. Approximately sixty foot long.
- ◆ Front off road parking for approximately four cars.

