



The Oak

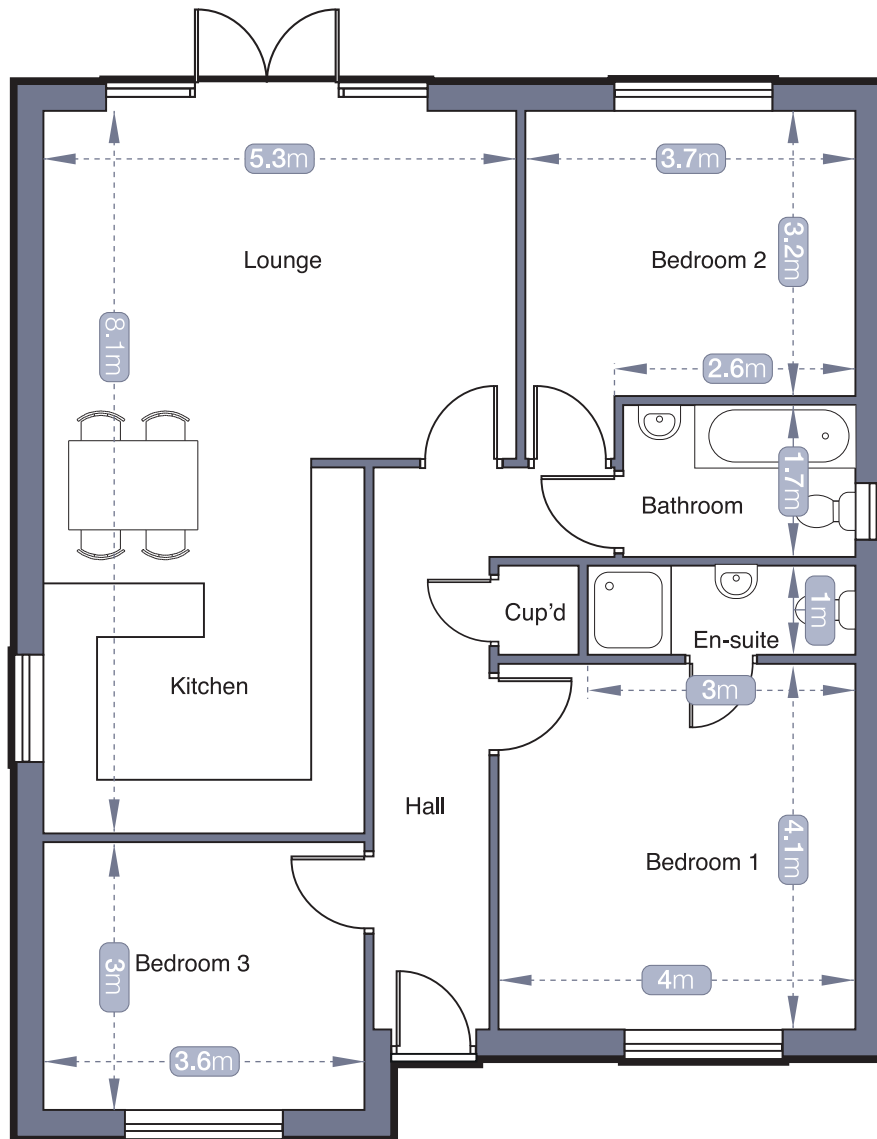
3 bedroom detached bungalow

The Hedgerow at Warren Wood, Gainsborough

The
hedgerow
at Warren Wood



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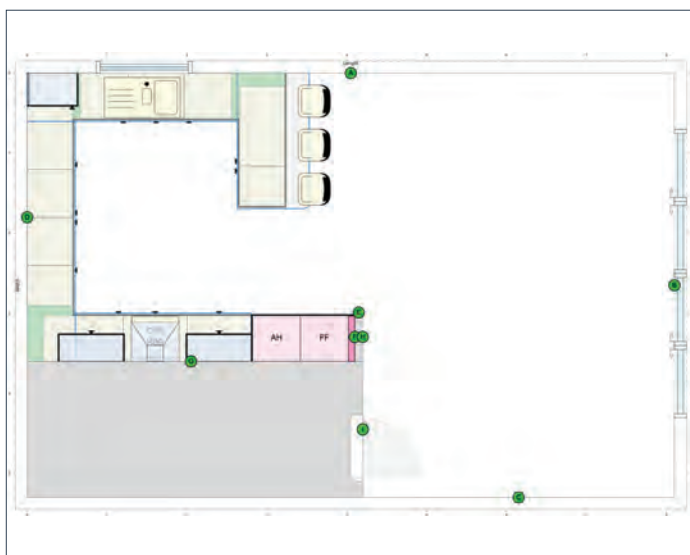


The Oak Dimensions

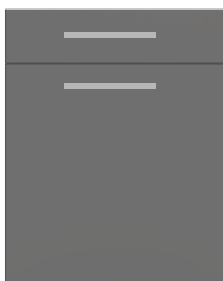
DISCLAIMER:
Note all measurements and sizes are approximate. In no way can we be held accountable for any inaccuracies.

The Oak

Kitchen Specification



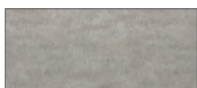
BAND 1 SPECIFICATION



Autograph Gloss
or Slab Matt



Emily Handle
Nickle



Washed Concrete Matt



Phoenix Tap
Chrome



Stainless Steel
1.5 Bowl Sink



Matrix Single
Oven



Matrix Ceramic
Hob



Matrix Extractor



Zanussi
Dishwasher



Zanussi 70/30
Fridge Freezer

Site Plan

Phase 3

Phase 2

Phase 1b

Phase 1a



The Laurel

The Maple

The Hawthorne

The Oak

The Birchwood

The Wisteria

The Elm

The
hedgegrow
at Warren Wood



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Specification

The Oak

3 bedroom detached bungalow

Bathroom

Contemporary bathroom to include:

Bath with splash back tiling

Sink with splash back tiling

Toilet

Chrome heated towel rail

Spotlights

Vinyl cushion flooring

En-suite

Shower enclosure with full tiling to the walls
behind the enclosure

Toilet

Sink with splash back tiling

Chrome heated towel rail

Spotlights

Vinyl cushion flooring

EntranceHall

Vinyl cushion flooring

Pendant light

Kitchen

As per design choice of 2 different door finishes
and various choice colours

Spotlights to the kitchen area

Vinyl cushion flooring

Kitchen Appliances

4 zone ceramic hob with contemporary glass
splash back

Chimney extractor fan

Single fan assisted built under oven

Integrated 70/30 fridge freezer

Dishwasher

Stainless steel 1.5 sink and waste

Chrome monoblock taps

Electrical

*Please see the attached for what is included
in the electrical specification*

External

3m x 1.8 patio area

Paths to perimeter

External lighting adjacent to the front and French
doors

Turf to the front and rear garden

6ft fencing to the perimeter and between plots



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Tile Options

Tier 1 - Wall Tiles

Main

Park Gris
25x44.3cm | Grout: Gris



Main

Park Blanco
25x44.3cm | Grout: Blanco



Main

Bottega Caliza
25x44.3cm | Grout: Gris



Main

Madagascar Natural
25x44.3cm | Grout: Gris



Feature

Park Lineal Gris
25x44.3cm | Grout: Gris



Feature

Park Lineal Blanco
25x44.3cm | Grout: Blanco



Feature

Marbella Stone
25x44.3cm | Grout: Gris



Feature

Ona Natural
25x44.3cm | Grout: Gris



Tier 1 - Floor Tiles

Park Gris
44.3x44.3cm | Grout: Cemento



Park Blanco
44.3x44.3cm | Grout: Gris



Bottega Caliza
44.3x44.3cm | Grout: Gris



Madagascar Natural
44.3x44.3cm | Grout: Gris



Tile Options

Tier 2 - Wall Tiles

Main

Bottega Caliza
33.3x59.2cm | Grout: Marfil



Feature

Spiga Bottega Caliza
33.3x59.2cm | Grout: Marfil



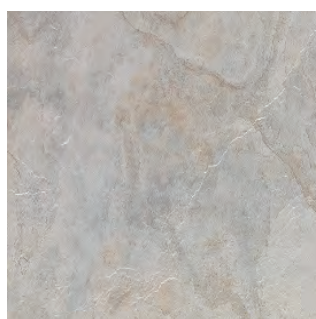
Main

Rivoli Blanco (matt)
33.3x59.2cm | Grout: Blanco



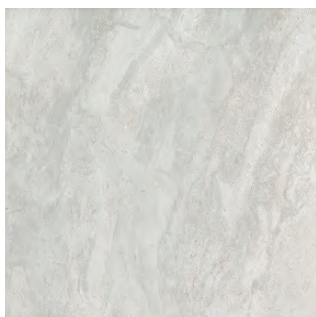
Feature

Mirage Silver
33.3x59.2cm | Grout: Gris



Main

Indic Matt
33.3x59.2cm | Grout: Manhattan



Feature

Cubik Indic Matt
33.3x59.2cm | Grout: Manhattan



Kitchen / Family - Floor

Bottega Caliza
60.2X60.2cm | Grout: Gris



Bottega Acero
60.2X60.2cm | Grout: Cemento



Rivoli Blanco (matt)
60.2x60.2cm | Grout: Gris



Harlem Calziq
60.2x60.2 | Grout: Gris



Kitchen / Family - Floor Premium

Smart Tanzania Silver
22x90cm | Grout: Cemento



Smart Tanzania Almond
22x90cm | Grout: Cemento





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