



The Wisteria

4 bedroom detached house

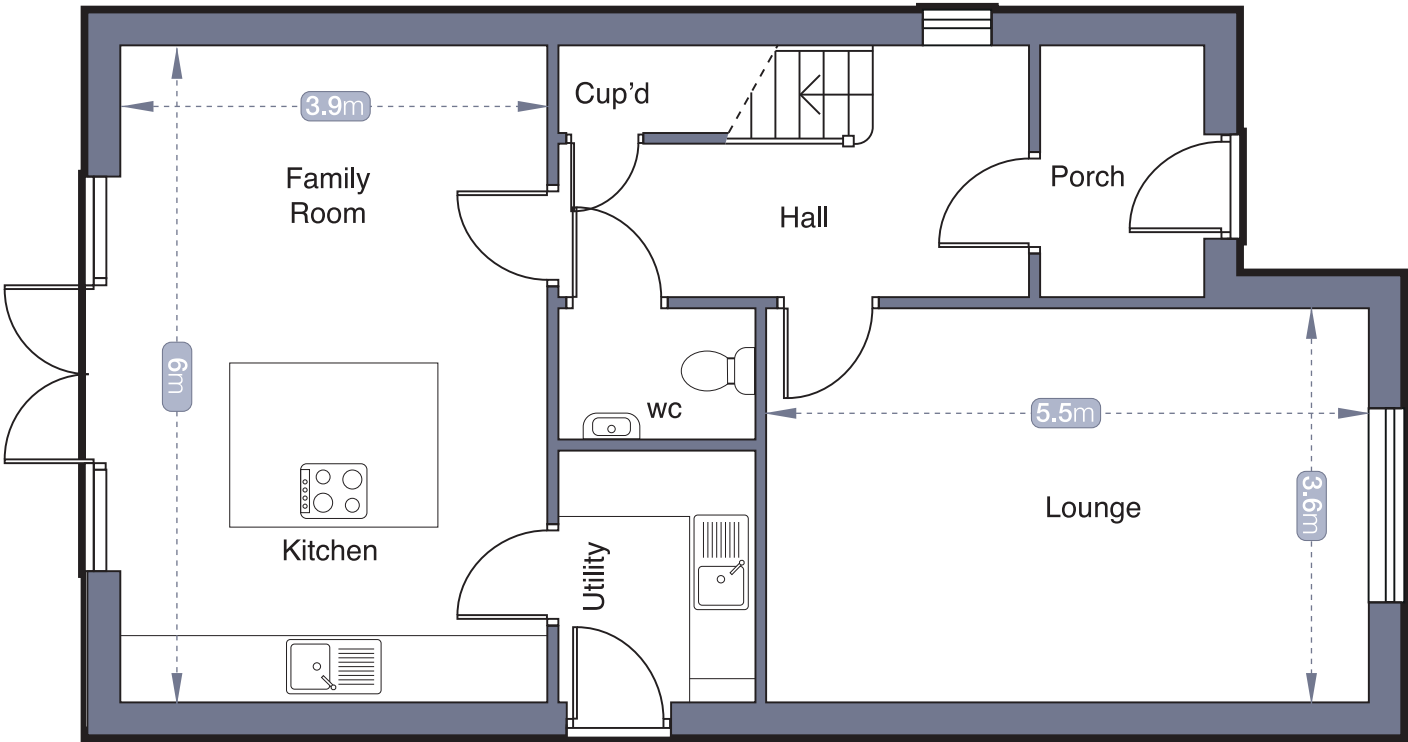
The Hedgerow at Warren Wood, Gainsborough

The
hedgerow
at Warren Wood

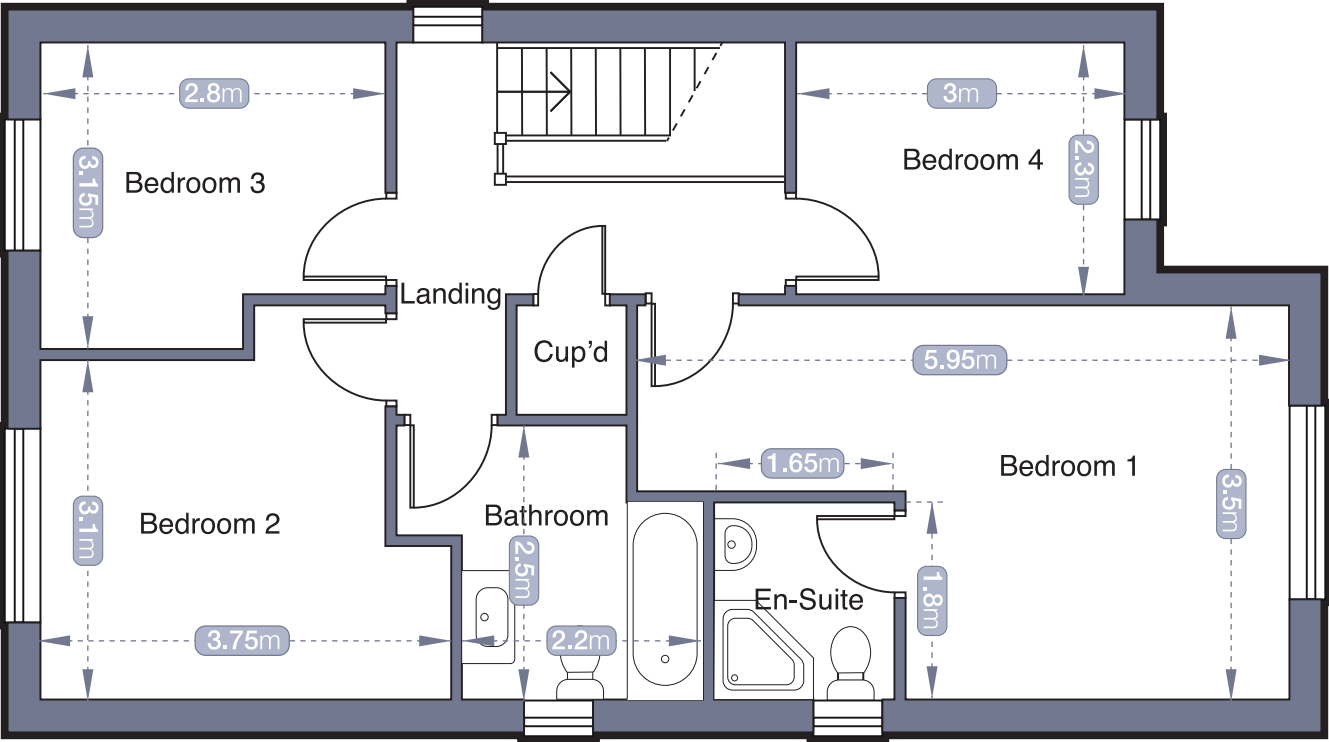


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Ground Floor



First Floor

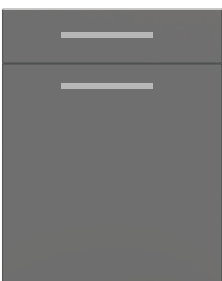


The Wisteria

Kitchen Specification



BAND 1 SPECIFICATION



Autograph Gloss
or Slab Matt



Emily Handle
Nickle



Phoenix Tap
Chrome



Stainless Steel 1.5
Bowl Sink - Kitchen



Matrix Single
Oven



Zanussi Island
Extractor



Zanussi 70/30
Fridge Freezer



Washed Concrete Matt



Stainless Steel 1.0
Bowl Sink - Utility



Matrix Ceramic
Hob



Zanussi
Dishwasher

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

Bathroom

Contemporary bathroom to include:

Bath and splashback tiling
Sink and vanity unit 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 and vanity unit with splash back tiling
Toilet
Chrome heated towel rail
Spotlights
Vinyl cushion flooring

Downstairs WC

Toilet
Pedestal sink
Chrome heated towel rail
Spotlight
Vinyl cushion flooring

Porch

Spotlight
Vinyl cushion flooring

Hall

Spotlight
Vinyl cushion flooring

Kitchen

As per design choice of 2 different door finishes and various colour choices
Choice of worktops and upstands
Spotlights to the kitchen area
Vinyl cushion flooring

Kitchen Appliances

Breakfast island housing a 4 zone ceramic hob and single fan assisted built under oven
Cylinder island extractor fan
Integrated 70/30 fridge freezer
Dishwasher
Integrated microwave and grill
Stainless steel 1.5 sink and waste
Chrome monoblock taps

Utility Room

Washing machine
Space for dryer
Stainless steel sink
Vinyl cushion flooring
Domelight

Electrical

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

External

3.6m x 1.8m 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



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



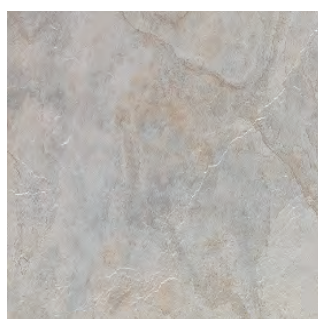
Main

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



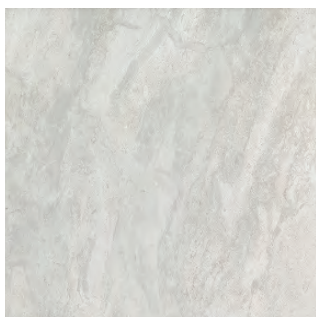
Feature

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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