

# THE UPPERBERRY





# THE UPPERBERRY SPECIFICATION



#### KITCHEN FEATURES

- The shaker style kitchen is equipped with a comprehensive range of wall and floor units with laminate worktops, up stand and splash FINISHING TOUCHES
- Fully integrated appliances to include a 5-ring induction hob, extractor, 2 x single ovens with grill, full height fridge and freezer, wine cooler and dishwasher.
- Utility is provided with a range of base units, laminate work surface, stainless steel sink and drainer with space for freestanding washing • machine and condenser drver.

#### BATHROOM EN SUITES AND CLOAKROOM

- Contemporary white suites with chrome fittings.
- Cabinetry to cloakroom, en suite 1 and bathroom.
- Heated white towel rail provided to the bathroom and en suites.
- Mirror provided to the cloakroom, bathroom and en suites.
- Shaver socket provided to the bathroom and en suites.
- Ceramic wall tiles to cloakroom, bathroom and en suites.

#### ELECTRICAL AND MULTIMEDIA

- Chrome switch plates and sockets throughout.
- Double sockets with USB inserts included in kitchen area, each side of bed position in bedroom 1 and one in each other bedroom.
- Recessed down lights or pendant lighting to all rooms.
- TV and BT points are provided to selected rooms with a provision for Sky Q (box, dish and subscription not included).
- CAT6 cabling from master BT point (under stairs cupboard) to TV position in the living room, dining room and bedroom 1 to allow for AFTERCARE hard wired internet access to these locations only. Other locations to rely on wireless internet access (subscription not included).
- Car charging station provided to double garage.
- Power provided to loft area.

#### CENTRAL HEATING AND HOT WATER

Air source heat pump via rads to ground and first floor with thermostat control. Hot water controlled via Hot Water Cylinder.

### PEACE OF MIND

- Double glazed PVCu windows and doors with multi point locking system.
- External lighting provided to all external doors.
- A mains fed smoke alarm is fitted to the hall and landing with a battery backup.

- Vertical five panel moulded internal doors with chrome fittings finished in a white gloss with full glazed doors to the kitchen/ breakfast/family room, dining room and living room.
- French doors provided to the living room.
- Aluminium bi-fold doors provided to the kitchen/breakfast/family
- Brick fireplace with bressumer beam and wood burning stove provided to the living room.
- White painted softwood staircase with oak handrail.
- Sliding wardrobe doors with shelf and hanging space in bedroom 1
- All internal joinery will consist attractive skirtings and architraves finished in a white gloss.
- Karndean flooring fitted to the kitchen/breakfast/family room, utility, hallway, cloakroom, bathroom and en suites.

#### EXTERNAL FEATURES

- Landscaped front garden with feature planting.
- Turf to rear garden with an area of patio.
- External waterproof socket to the rear of the property.
- External tap provided.
- Garage to have electronically operated 'up and over' door with remote control, power and light.

Elivia Homes Eastern has a dedicated Customer Aftercare Department providing peace of mind for two years after you move into the property.

#### SERVICES

- Mains electricity and drainage.
- BT Fibre Broadband speed up to 300mb (Subject to connection and subscription).
- PV panels provide Solar energy to your home, generating energy saving opportunities (daylight hours only and weather dependant).

#### **GUARANTEES**

All the homes come with a ten-year LABC.

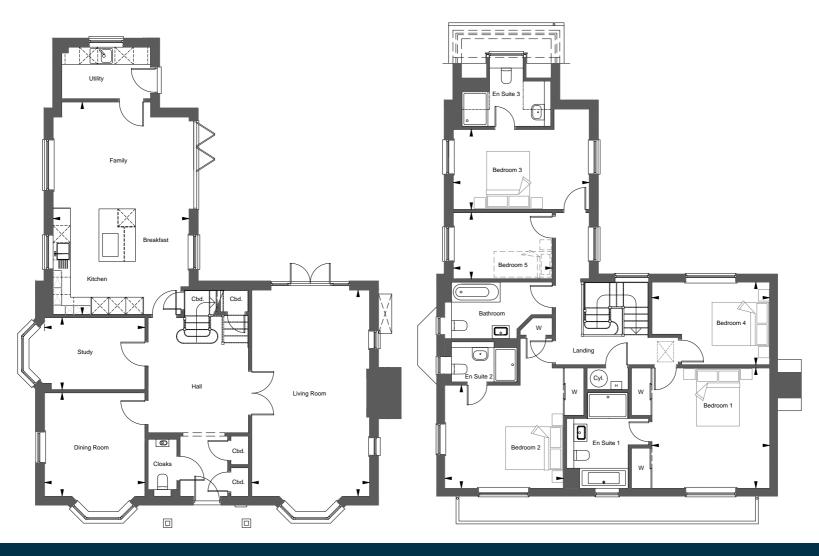
## TENURE

- Freehold.
- PEA = B



# THE UPPERBERRY - HOME 11

5-BEDROOM, DETACHED



# GROUND FLOOR

Kitchen / Breakfast / Family Area Living Room

4.47m x 7.41m 15'-7" x 24'-3"

4.11m x 7.20m 13'-6" x 23'-7" Dining Room

3.50m x 3.61m 11'-6" x 11'-10" Study

3.50m x 2.51m 11'-6" x 8'-3"

# FIRST FLOOR

Bedroom 1
4.11m x 4.20m
13'-6" x 13'-9"

Bedroom 2 4.14m x 3.59m 13'-7" x 11'-9" Bedroom 3

4.74m x 2.79m 15'-7" x 9'-2" Bedroom 4

4.11m x 2.88m 13'-6" x 9'-5" Bedroom 5

3.45m x 2.30m 11'-4" x 7'-7"











Protection for new-build home buyers

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