

THE MARLBOROUGH
3 bedroom house with study

SAXON FIELDS
Canterbury



PENTLAND HOMES

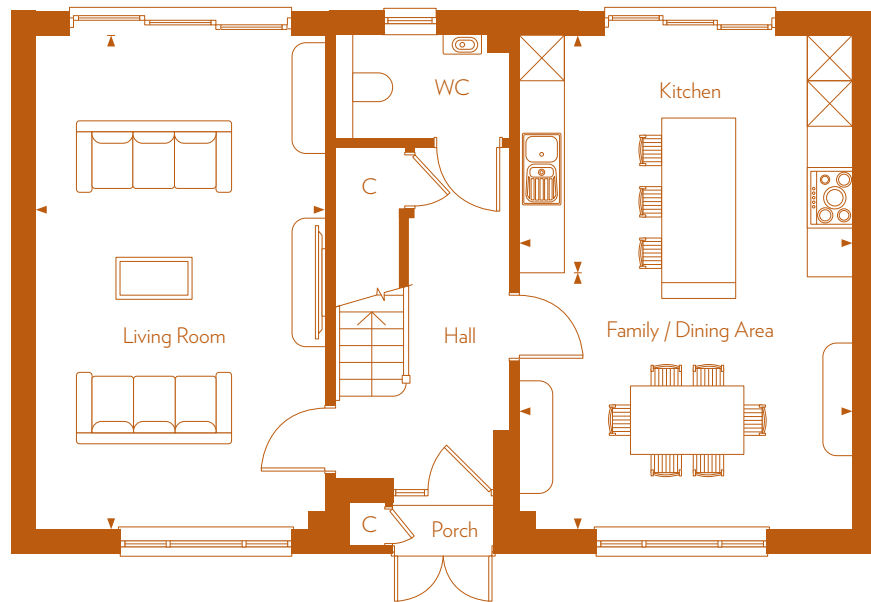
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THE MARLBOROUGH

3 BEDROOM HOUSE WITH STUDY
140 SQ M 1,507 SQ FT

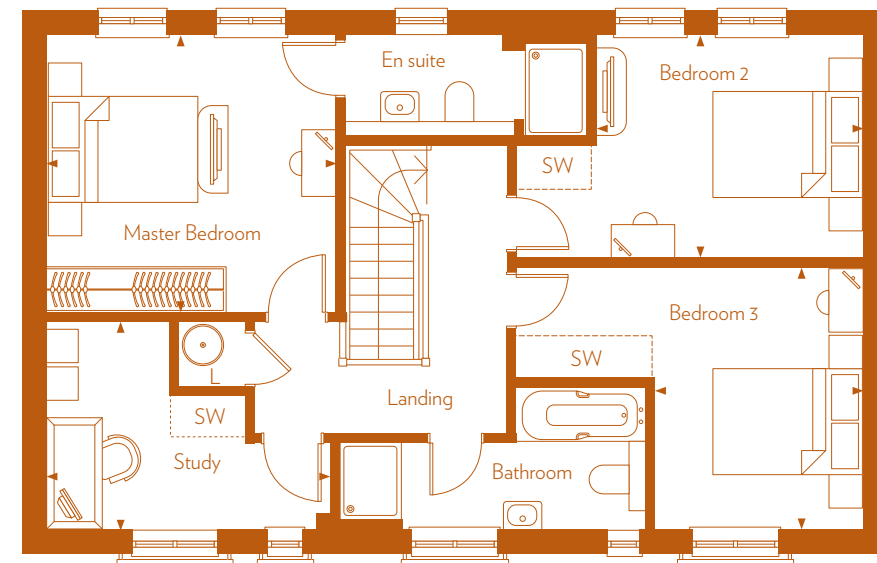
PLOTS: 142, 152, 162 & 163*

* PLOT IS HANDED



GROUND FLOOR

Kitchen	4.41m x 3.15m	14' 5" x 10' 3"
Family / Dining Area	4.41m x 3.40m	14' 5" x 11' 2"
Living Room	3.84m x 6.55m	12' 6" x 21' 5"



FIRST FLOOR

Master Bedroom	3.85m x 3.67m	12' 7" x 12' 0"
Bedroom 2	3.54m x 2.93m	11' 7" x 9' 7"
Bedroom 3	2.77m x 3.50m	9' 1" x 11' 5"
Study	3.79m x 2.76m	12' 5" x 9' 0"

Key

- ▶ Measurement Points
- SW Space for Wardrobe
- C Cloak/Storage
- L Linen Cupboard

Computer generated images and floorplans show a typical house type. Details may vary from plot to plot. Dimensions are approximate and should not be used for furniture space, appliance space or carpet sizes. All wardrobes shown, that are not in the master bedroom, are indicative only and not included in the specification. All measurements may vary within a tolerance of 5%. Please ask Sales Consultant for details of your chosen plot. The contents of this leaflet do not form or constitute a warranty or represent part of any contract.

A CONSIDERED SPECIFICATION

GENERAL SPECIFICATION

- NHBC 10-year structural warranty
- 2-year Pentland customer care warranty
- Brick and block traditional cavity wall construction
- Cavity wall insulation
- Double glazed aluminium windows throughout

KITCHEN

- Individually designed kitchen with laminate worktops, up-stands and hob splash-back from selected range*
- Integrated appliances, Neff double oven and 5-ring gas hob, extractor, dishwasher and fridge/freezer
- Space for free-standing washing machine/dryer
- Low energy downlights
- Kitchen upgrade options available*

BATHROOM, CLOAKROOM AND EN SUITES

- Contemporary white sanitaryware with chrome mixer taps
- Mirrors fitted to WCs
- Shaver point to bathroom and en suites
- Chrome heated towel rail to bathroom and en-suite
- Thermostatic chrome shower
- Dual flush WC with concealed cistern, soft-close seat and cover
- Half height ceramic wall tiling to bathroom and en suite wet walls, full height tiling to shower area. Tiling upgrade options available*

ELECTRICAL & LIGHTING

- Burglar alarm
- Data points for broadband and telephone lines to hall, living room, master bedroom and study
- TV and USB points to living room and master bedroom
- Light to loft fitted (where applicable)
- Mixture of low energy downlights and pendants
- Mains wired smoke detectors fitted to Building Regulation standards
- Mains wired carbon monoxide detector fitted
- Low energy lighting throughout
- Networked satellite TV points to all installed outlets
- Electrical installation upgrade options available*

DECORATIVE FINISHES

- White matt emulsion wall colour
- Smooth ceilings white throughout
- Internal joinery painted white satinwood

HEATING

- Gas fired hot water and central heating system
- Stelrad compact-style radiators with thermostatic valves to most radiators
- Underfloor heating to ground floor

JOINERY

- Built-in wardrobes with sliding doors to master bedroom
- Smooth 4-panel white internal doors (horizontal 4-line range)**
- Choice of door furniture from selected range*
- Loft access ladder upgrade options available*

FLOOR FINISHES

- Choice of ceramic tiling to kitchen, cloakroom, bathroom and en suites from a selected range*
- Range of carpets available as upgrade option*

EXTERIOR

- Exterior light fittings to front entrance
- Front garden planting to approved landscape scheme
- Paths, patios and fencing to approved layout
- Turf to rear garden
- Outside tap
- Digilock secure storage cupboard
- Art Deco glazed porch screens to match balconies

* Subject to stage of build

** Plain doors to some cupboards

For more information, please visit our website or contact our sales team

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