

**Taylor
Wimpey**

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ST ANDREWS GARDENS




MORPETH | NORTHUMBERLAND

Get to know
ST ANDREWS GARDENS








MORPETH | NORTHUMBERLAND

St Andrews Gardens is an exciting collection of three, four and five bedroom homes ideally located just outside the historic market town of Morpeth.





5 BEDROOM HOMES

-  **The Lavenham**
5 bedroom home
Plots: 6, 10, 11, 82, 96, 98, 100, 213, 214, 223 & 225
-  **The Troon**
5 bedroom home
Plots: 8, 12, 19, 37, 60, 83, 93, 105, 152, 153, 180, 182, 189, 195 & 224
-  **The Ashbury**
5 bedroom home
Plots: 9, 35, 36, 61, 62, 88, 89, 101, 109 & 171



4 BEDROOM HOMES

-  **The Bisham**
4 bedroom home
Plots: 110, 111, 160, 175, 176, 196, 203 & 204
-  **The Downham**
4 bedroom home
Plots: 3, 4, 13, 21, 22, 25, 30, 41, 42, 54, 57, 91, 94, 104, 106, 139, 156, 157, 159, 164, 165, 170, 173, 174, 177, 187, 188, 191, 193, 205, 210, 211, 215 & 216
-  **The Whitford**
4 bedroom home
Plots: 5, 18, 23, 24, 44, 45, 84, 92, 112, 147, 183, 207 & 221
-  **The Eynsham**
4 bedroom home
Plots: 20, 29, 34, 40, 43, 46, 53, 87, 97, 99, 108, 137, 162, 192, 194, 212 & 217
-  **The Haddenham**
4 bedroom home
Plots: 28, 33, 39, 58, 80, 138, 142, 150, 155, 158, 161, 167, 186, 190, 202, 206, 220 & 222
-  **The Sherbourne**
4 bedroom home
Plots: 31, 32, 55, 56, 81, 85, 151, 166, 181 & 199
-  **The Cavendish**
4 bedroom home
Plots: 7, 38, 59, 86, 90, 95, 107, 154, 163 & 172



3 BEDROOM HOMES

-  **The Flatford**
3 bedroom home
Plots: 16, 17, 26, 27, 63, 64, 145 & 146
-  **The Aldenham**
3 bedroom home
Plots: 1, 2, 14, 15, 102, 103, 140, 141, 143, 144, 148, 149, 168, 169, 178, 179, 184, 185, 197, 198, 200, 201, 208, 209, 218 & 219
-  **3 bedroom home**
Plots: 70, 71, 74, 75, 78 & 79
-  **AA33**
3 bedroom home
Plots: 47, 48, 51, 52, 65, 66, 113, 114, 119-124, 131 & 132

2 BEDROOM HOMES

-  **2 bedroom home**
Plots: 72, 73, 76 & 77
-  **AA22**
2 bedroom home
Plots: 49, 50, 67-69, 115-118, 125-130 & 133-136



-  Sales Office & Showhomes
-  Tree planting (indicative only)
- *ah/ds Discounted sale
- *ah/sr Social rent
- H/R Home Reach

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your sales executive prior to reservation. 52514 TWNE FEBRUARY 2019

Come in and take a look around

ST ANDREWS GARDENS

Off A192
Morpeth
Northumberland
NE61 3BP

CONTACT US ON

01670 335 208

SATNAV

NE61 3BP

 #taylorwimpey

 @TaylorWimpey

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A1 FROM THE NORTH

- Exit the A1 at the Morpeth turning (A192)
- Take your first junction on the left and you will arrive at St Andrews Gardens on your right

A1 FROM THE SOUTH

- Leave A1 at A697 (signposted Coldstream) junction
- On slip road look for the Northgate sign which takes you back over the A1
- Join the southbound carriageway of the A1 and almost immediately take the exit for Morpeth (A192)
- Take the first junction on the left and you will arrive at St Andrews Gardens on your right



FROM MORPETH TOWN CENTRE

- Take the A192 northbound for two miles, look for the petrol station on the right
- Turn right and then right again and you will arrive at St Andrews Gardens on your right



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THE ALDENHAM

3 BEDROOM HOME



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THE ALDENHAM

This superb three bedroom home would suit both couples and families. The hallway leads to a modern fitted kitchen and a spacious lounge which opens through French doors to the rear garden. There's also a separate dining room for formal entertaining and a handy cloakroom downstairs. Upstairs you will find a master bedroom with en suite shower room, two further bedrooms, plus a stylish family bathroom and a storage cupboard.

TOTAL 89.84 sq. m. / 967 sq. ft.

GROUND FLOOR



Kitchen	3000mm × 2963mm	9' 10" × 9' 9"
Lounge	3185mm × 4327mm	10' 5" × 14' 2"
Dining Room	2626mm × 3100mm	8' 7" × 10' 2"

FIRST FLOOR



Master Bedroom	3173mm × 4385mm	10' 5" × 14' 5"
Bedroom 2	3823mm × 2713mm	12' 6" × 8' 11"
Bedroom 3	2425mm × 2995mm	7' 11" × 9' 10"

* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. St Andrews Gardens/May 2019.

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THE ASHBURY

5 BEDROOM HOME



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THE ASHBURY

This stunning five bedroom home is spread over three storeys. The ground floor features an open plan kitchen with family area and separate dining room, both leading through French doors to the rear garden, as well as a spacious lounge and study. The first floor has three double bedrooms, one with an en suite bathroom, and the stylish family bathroom. On the second floor you will find two double bedrooms and a shared bathroom.

TOTAL 192.68 sq. m. / 2074 sq. ft.

GROUND FLOOR



Kitchen/Family Area <i>max</i>	4630mm x 5891mm	15' 2" x 19' 4"
Lounge <i>excl. bay</i>	4640mm x 3725mm	15' 3" x 12' 3"
Dining Room	2935mm x 4113mm	9' 8" x 13' 6"
Study <i>excl. bay</i>	3000mm x 2195mm	9' 10" x 7' 2"
Utility	1900mm x 1850mm	6' 3" x 6' 1"

FIRST FLOOR



Master Bedroom <i>incl. robes</i>	3800mm x 4540mm	12' 6" x 14' 11"
Bedroom 2 <i>incl. robes</i>	3000mm x 4472mm	9' 10" x 14' 8"
Bedroom 3	3800mm x 2935mm	12' 6" x 9' 8"

SECOND FLOOR



Bedroom 4 <i>max</i>	3825mm x 4619mm	12' 7" x 15' 2"
Bedroom 5	3075mm x 4619mm	10' 1" x 15' 2"

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The Taylor Wimpey logo is positioned in the upper right corner of the image. It consists of the words "Taylor" and "Wimpey" stacked vertically in a dark blue, serif font. The background of the entire image is a photograph of a two-story brick house with a red-tiled roof, white-framed windows, a dark grey front door with a small porch, and a dark grey double garage door. The sky is blue with scattered white clouds, and there are green trees and a wooden fence visible in the background and foreground.

THE BISHAM

4 BEDROOM HOME

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THE BISHAM

This four bedroom home is ideal for growing families. The ground floor features a modern fitted kitchen with breakfast area at the front of the home, an open plan lounge with dining area leading through French doors to the garden and a cloakroom. Upstairs features two double bedrooms, one with an en suite shower room, two further well-proportioned bedrooms and a family bathroom.

TOTAL 101.45 sq. m. / 1092 sq. ft.

GROUND FLOOR



Kitchen/Breakfast Area 2503mm x 3438mm 8' 3" x 11' 3"

Lounge/Dining Area 7250mm x 3145mm 23' 9" x 10' 4"

FIRST FLOOR



Master Bedroom 3535mm x 3189mm 11' 7" x 10' 6"

Bedroom 2 2575mm x 4093mm 8' 5" x 13' 5"

Bedroom 3 2273mm x 3267mm 7' 5" x 10' 9"

Bedroom 4 2772mm x 2657mm 9' 1" x 8' 9"

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THE CAVENDISH

4 BEDROOM HOME



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THE CAVENDISH

This stunning four bedroom home is ideal for families needing some extra space. Downstairs features a spacious lounge leading through French doors to the rear garden and an open plan kitchen with breakfast and family area also leading through French doors to the rear garden. There's also a separate dining room and study. Upstairs you will find three double bedrooms, two with en suite shower rooms, a further well-proportioned bedroom and a stylish family bathroom.

TOTAL 208.85 sq. m. / 2248 sq. ft.

GROUND FLOOR



Kitchen/Breakfast Area	4240mm × 3490mm	13' 1" × 11' 5"
Family Area	3950mm × 3568mm	13' 0" × 11' 8"
Utility	1685mm × 2565mm	5' 6" × 8' 5"
Lounge <i>max</i>	4906mm × 4670mm	16' 1" × 15' 4"
Dining Room	3180mm × 4160mm	10' 5" × 13' 8"

FIRST FLOOR



Master Bedroom <i>max incl. robes</i>	6490mm × 5240mm	21' 4" × 17' 2"
Bedroom 2	4340mm × 3780mm	14' 3" × 12' 5"
Bedroom 3 <i>max</i>	2960mm × 3260mm	9' 9" × 10' 8"
Bedroom 4	2590mm × 3200mm	8' 6" × 10' 6"

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THE DOWNHAM

4 BEDROOM HOME



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THE DOWNHAM

This superb four bedroom home is perfect for growing families. It features an open plan kitchen with dining and family area leading through French doors to the rear garden, a spacious lounge with bay window overlooking the front of the home and a cloakroom. Upstairs you will find three double bedrooms, one with an en suite shower room, a further bedroom and a stylish family bathroom.

TOTAL 115.57 sq. m. / 1244 sq. ft.

GROUND FLOOR



Kitchen	2980mm × 2500mm	9' 10" × 8' 3"
Dining/Family Area	2980mm × 5330mm	9' 10" × 17' 6"
Lounge max	5270mm × 3180mm	17' 4" × 10' 0"

FIRST FLOOR



Master Bedroom	4300mm × 3030mm	14' 1" × 10' 0"
Bedroom 2 max	3510mm × 3280mm	11' 6" × 10' 9"
Bedroom 3	3550mm × 3030mm	11' 8" × 10' 0"
Bedroom 4	2620mm × 2530mm	8' 7" × 8' 4"

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THE EYNESHAM

4 BEDROOM HOME



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THE EYNESHAM

This fabulous four bedroom home would suit a growing family perfectly. Downstairs features an open plan kitchen with breakfast area and French doors leading to the rear garden, the spacious lounge overlooks the front of the home and leads through double doors to the separate dining room. Upstairs you will find four double bedrooms, two with en suite shower rooms and a stylish family bathroom.

TOTAL 123.93 sq. m. / 1334 sq. ft.

GROUND FLOOR



Kitchen/Breakfast Area	5114mm × 2988mm	16' 10" × 9' 10"
Lounge	3327mm × 5590mm	10' 11" × 18' 4"
Dining Room	2963mm × 2988mm	9' 9" × 9' 10"

FIRST FLOOR



Master Bedroom	3389mm × 4593mm	11' 1" × 15' 1"
Bedroom 2	3648mm × 2798mm	12' 0" × 9' 2"
Bedroom 3	2578mm × 3357mm	8' 5" × 10' 11"
Bedroom 4	3137mm × 2710mm	10' 3" × 8' 11"

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THE FLATFORD

3 BEDROOM HOME



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THE FLATFORD

This superb three bedroom home would suit both couples and young families. It features an open plan lounge with dining area leading through French doors to the rear garden. The modern fitted kitchen with breakfast area overlooks the front of the home. Upstairs features two double bedrooms, one with an en suite shower room, a further well-proportioned bedroom and a stylish family bathroom.

TOTAL 80.45 sq. m. / 866 sq. ft.

GROUND FLOOR



FIRST FLOOR



Kitchen/Breakfast Area	2574mm × 3437mm	8' 5" × 11' 3"
Lounge/Dining Area	4724mm × 3707mm	15' 6" × 12' 2"

Master Bedroom	2962mm × 2833mm	9' 9" × 9' 4"
Bedroom 2	2615mm × 3307mm	8' 7" × 10' 10"
Bedroom 3	2022mm × 3707mm	6' 8" × 12' 2"

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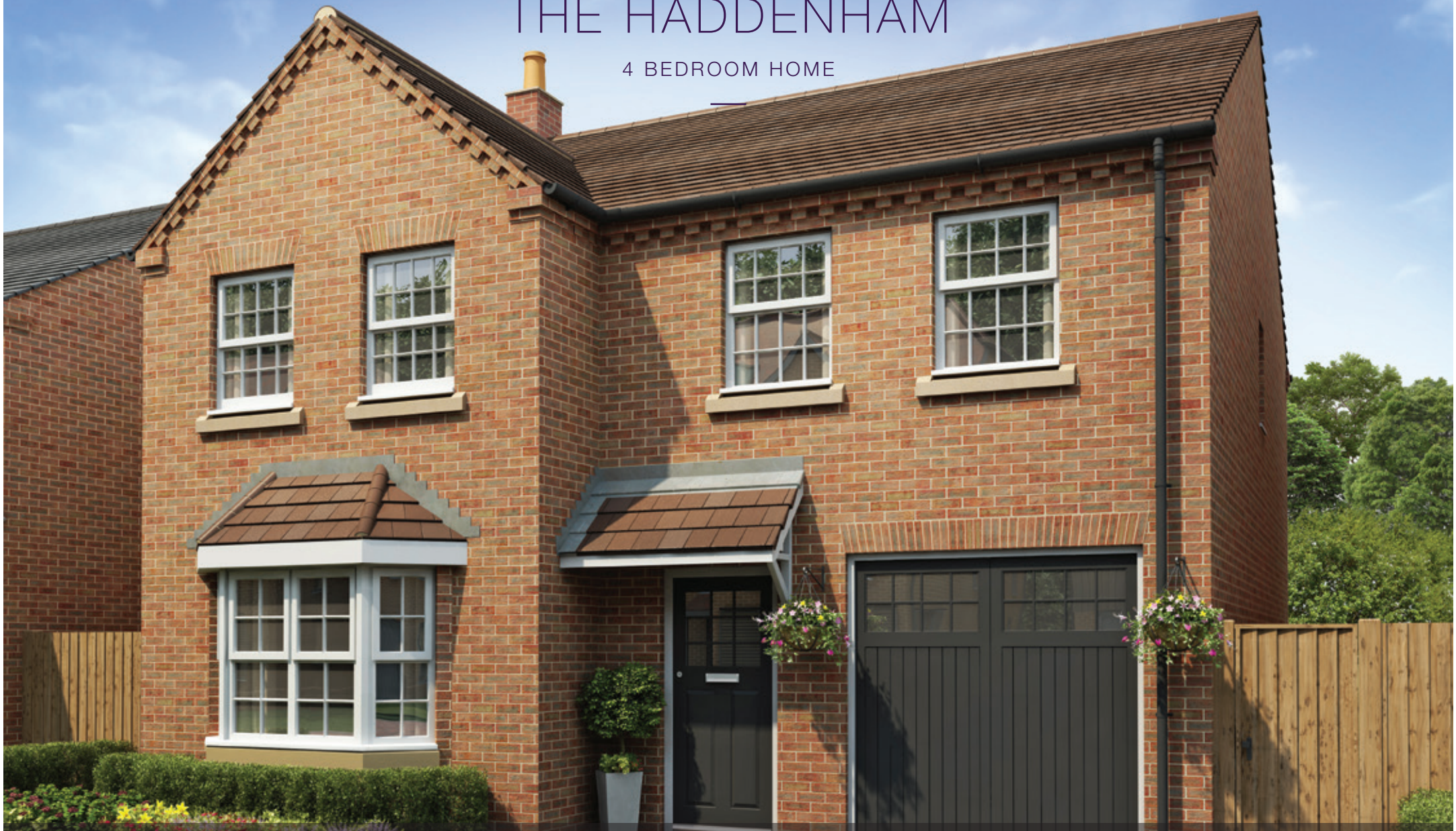
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THE HADDENHAM

4 BEDROOM HOME



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THE HADDENHAM

This superb four bedroom home is ideal for a growing family needing some extra space. Downstairs features an open plan kitchen with dining area leading through French doors to the rear garden, a handy utility room and a spacious lounge with bay window overlooking the front of the home. Upstairs features four double bedrooms, two with en suite shower rooms, plus a stylish family bathroom.

TOTAL 135.64 sq. m. / 1460 sq. ft.

GROUND FLOOR



Kitchen	4210mm x 3000mm	13' 10" x 9' 10"
Dining Area	3340mm x 3300mm	10' 11" x 10' 10"
Utility	3300mm x 1730mm	10' 10" x 5' 8"
Lounge <i>max</i>	5620mm x 3440mm	18' 5" x 11' 3"

FIRST FLOOR



Master Bedroom <i>max</i>	4460mm x 3900mm	14' 8" x 12' 10"
Bedroom 2	4050mm x 3560mm	13' 4" x 11' 8"
Bedroom 3	3270mm x 2990mm	10' 9" x 9' 10"
Bedroom 4	2990mm x 2780mm	9' 10" x 9' 2"

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THE LAVENHAM

5 BEDROOM HOME

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THE LAVENHAM

This superb five bedroom family home features an open plan kitchen with breakfast area and French doors to the rear garden, a spacious lounge which also leads through French doors to the garden and a separate dining room overlooking the front of the home. Upstairs you will find four double bedrooms, two with en suite shower rooms, a further well-proportioned bedroom and a stylish family bathroom.

TOTAL 152.92 sq. m. / 1646 sq. ft.

GROUND FLOOR



Kitchen/Breakfast Area <i>max</i>	5690mm × 3860mm	18' 8" × 12' 8"
Utility	1800mm × 1680mm	5' 11" × 5' 6"
Lounge	3900mm × 5250mm	12' 10" × 17' 3"
Dining Room	3060mm × 3200mm	10' 1" × 10' 6"

FIRST FLOOR



Master Bedroom <i>min incl. robes</i>	4530mm × 3800mm	14' 10" × 12' 6"
Bedroom 2	3810mm × 3520mm	12' 6" × 11' 7"
Bedroom 3	3400mm × 2680mm	11' 2" × 8' 10"
Bedroom 4	3340mm × 2680mm	11' 0" × 8' 10"
Bedroom 5	2780mm × 2990mm	9' 2" × 9' 10"

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THE SHERBOURNE

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THE SHERBOURNE

This impressive four bedroom home is perfect for families. Downstairs features an open plan kitchen with family area leading through French doors to the rear garden, a handy utility room and a spacious lounge with bay window leading through double doors to the dining room, as well as a separate study. On the first floor you will find three double bedrooms, two with en suite shower rooms, a further well-proportioned bedroom and a family bathroom.

TOTAL 168.34 sq. m. / 1812 sq. ft.

GROUND FLOOR



Kitchen	3470mm × 3560mm	11' 5" × 11' 8"
Family Area	2500mm × 2590mm	8' 3" × 8' 6"
Utility	2150mm × 1990mm	7' 1" × 6' 7"
Lounge excl. bay	4000mm × 5030mm	13' 2" × 16' 6"
Dining Room	4000mm × 2800mm	13' 2" × 9' 2"
Study	3020mm × 2630mm	9' 11" × 8' 8"

FIRST FLOOR



Master Bedroom min incl. robes	5130mm × 4740mm	16' 10" × 15' 7"
Bedroom 2 incl. robes	4290mm × 4250mm	14' 1" × 13' 11"
Bedroom 3 min	3730mm × 2840mm	12' 3" × 9' 4"
Bedroom 4	3660mm × 2680mm	12' 0" × 8' 10"

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THE TROON

5 BEDROOM HOME



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THE TROON

This beautiful five bedroom home is ideal for families. The ground floor features an open plan kitchen with family area leading through French doors to the rear garden, a separate dining room also leading to the garden through French doors, a spacious lounge overlooking the front of the home and a separate study. On the first floor you will find three double bedrooms, two with en suite shower rooms and a family bathroom. The second floor comprises of two double bedrooms and a shared bathroom.

TOTAL 224.64 sq. m. / 2418 sq. ft.

GROUND FLOOR



Kitchen/Family Area max	4490mm x 6300mm	14' 9" x 20' 8"
Utility	1810mm x 1910mm	5' 11" x 6' 3"
Lounge	4900mm x 3860mm	16' 3" x 12' 8"
Dining Room	3120mm x 3860mm	10' 3" x 12' 8"
Study	3430mm x 2280mm	11' 3" x 7' 6"

FIRST FLOOR



Master Bedroom <i>excl. dressing</i>	4650mm x 3930mm	15' 3" x 12' 11"
Bedroom 2 min	4520mm x 3200mm	14' 10" x 10' 7"
Bedroom 3	3490mm x 3340mm	11' 5" x 10' 11"

SECOND FLOOR



Bedroom 4	4410mm x 4760mm	14' 6" x 15' 7"
Bedroom 5	3930mm x 2800mm	12' 11" x 9' 2"

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THE WHITFORD

4 BEDROOM HOME



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THE WHITFORD

This four bedroom home features a traditional double fronted design with a spacious interior layout, making it ideal for a growing family. Downstairs, a light and airy lounge and an open plan kitchen with dining area both open through French doors to the rear garden. A study, utility area and cloakroom complete the ground floor. Upstairs features a master bedroom with en suite shower room, two double bedrooms, a further well-proportioned bedroom and a stylish family bathroom.

TOTAL 115.94 sq. m. / 1248 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	2850mm × 6762mm	9' 4" × 22' 2"
Lounge	3350mm × 4575mm	11' 0" × 15' 0"
Study	2313mm × 2188mm	7' 7" × 7' 2"

FIRST FLOOR



Master Bedroom	3412mm × 4049mm	11' 2" × 13' 3"
Bedroom 2	2912mm × 3600mm	9' 7" × 11' 10"
Bedroom 3	2912mm × 3163mm	9' 7" × 10' 5"
Bedroom 4	2912mm × 3600mm	9' 7" × 11' 10"

* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. St Andrews Gardens/May 2019.

Want to view one of our gorgeous new showhomes?
Find a development and book an online appointment at:

taylorwimpey.co.uk

**Taylor
Wimpey**



ST ANDREWS GARDENS A VERY SPECIAL PLACE TO BE

A warm welcome to St Andrews Gardens.

Here you'll find a fabulous range of three, four and five bedroom homes ideally located just outside the historic market town of Morpeth.

It's a special place to live, work and enjoy life.

MAKE YOURSELF AT HOME

From the first time you open the front door, you know this is somewhere you can call home.

Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too, of course – and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.

We've even decorated in neutral colours so you can stamp your personality on it from Day 1.

So, come on in... and make yourself at home.



This image shows a typical Taylor Wimpey home and may include optional upgrades at an additional cost.

RIGHT ON YOUR DOORSTEP

With Morpeth town centre just a couple of miles away, all of the amenities required for daily life are close at hand - the town centre is home to many well-known high street brands, which sit alongside smaller independent stores.

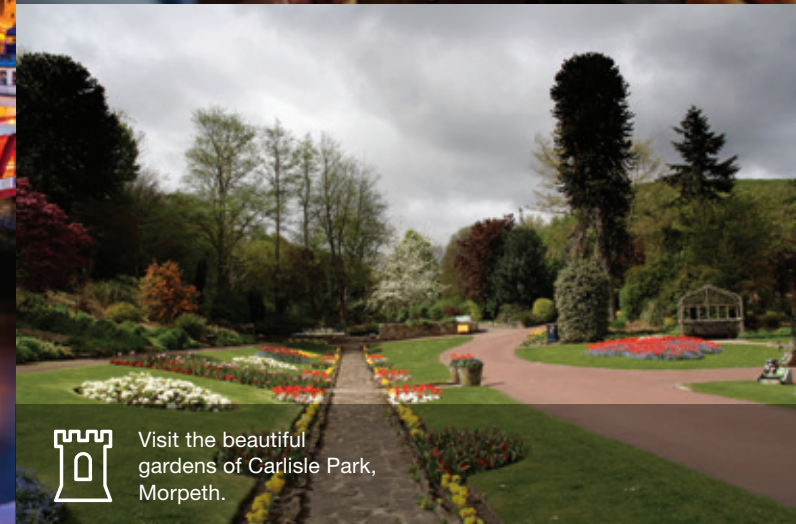
Young families will be happy with the choice of local schools and attractions available for all the family to enjoy - including the Whitehouse Farm Centre and Morpeth Chantry Bagpipe Museum. Those who like to explore the great outdoors will appreciate the stunning scenery offered by the Northumberland National Park.



Have a family day out at the Whitehouse Farm Centre.



Enjoy a host of cafes and restaurants in the town.



Visit the beautiful gardens of Carlisle Park, Morpeth.

THE PERFECT PLACE TO BE

Of course, home life is only part of the story. You'll want stress free links to other parts of the country too. So it's good to know St Andrews Gardens has fantastic road links with the A1 being easily accessible. Newcastle city centre is just a 30 minute drive away and for those heading further afield, Newcastle International Airport is 15 miles away.

TRAVELLING BY CAR



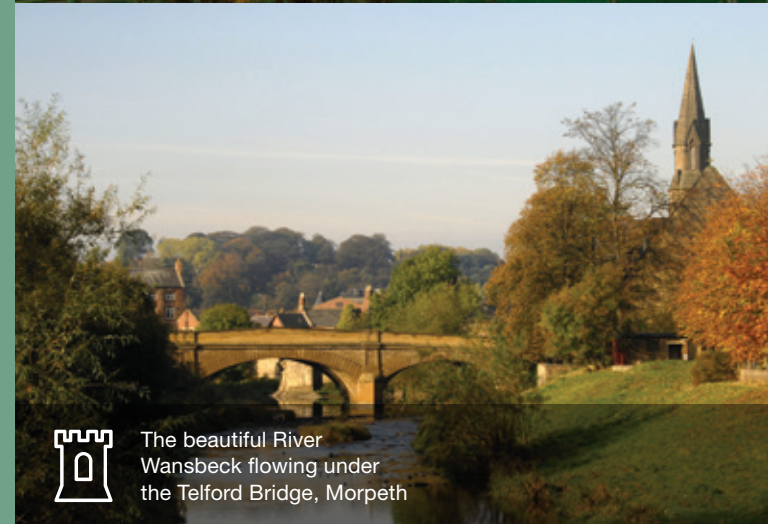
Maps shown are not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps.



Get out into the stunning countryside you'll find nearby.



Take a trip to see the spectacular Angel of the North.



The beautiful River Wansbeck flowing under the Telford Bridge, Morpeth





WHY BUY NEW?



No buying chain means less stress and hassle



Save money on your household bills from Day 1



Start with a blank canvas and create your home your way



Become part of a new and growing community



Enjoy real peace of mind, with our two-year warranty



Live in a high specification home built to suit modern lifestyles



WE'RE WITH YOU EVERY STEP OF THE WAY

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.

HERE TO HELP YOU BUY



Backed by HM Government

Help to Buy means you can make the move to your first home – or move to a new one – with a deposit of just 5%.

HERE TO HELP YOU SELL



PART EXCHANGE

Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you.



EASYMOVER

Easymover could help remove some of the stress if you need to sell your existing house.

To find out more, just give us a call, pop in for a chat, or pay us a visit at taylorwimpey.co.uk and view our handy Homebuyer Guides.

FROM LOOKING ROUND TO MOVING IN...





STANDARD SPECIFICATIONS

3, 4 & 5 bedrooms

ST. ANDREWS GARDENS
Northgate, Morpeth, NE61 3BP

TELEPHONE
01670 335205

To discover more about options and choices, speak to your sales executive.

General	2/3	4	5
Double glazed PVC-u windows with multi point locking	✓	✓	✓
Double glazed PVC-u multi point locking French doors (Plot specific. Please ask for details)	✓	✓	✓
IG Multi-point locking system front doors	✓	✓	✓
PVCu fascia & soffit	✓	✓	✓
White emulsion to walls	✓	✓	✓
Door bell	✓	✓	✓
Front outdoor light	✓	✓	✓
Double electric sockets throughout	✓	✓	✓
Mains powered smoke detectors with battery back-up	✓	✓	✓
Chrome door furniture	✓	✓	✓
White internal doors	✓	✓	✓

Kitchen	2/3	4	5
'Manhattan' kitchen with a selection of doors & worktop choices from our Upgrade 3 range.	✓	✓	✓
1.5 bowl stainless steel insert sink c/w mixer taps	✓	✓	✓
AEG built-in double oven, stainless steel	✓	✓	✓
AEG Integrated stainless steel chimney hood	✓	✓	✓
AEG 4 burner stainless steel gas hob	✓		
AEG 5 burner stainless steel gas hob		✓	✓
Upstand and glass splash back	✓	✓	✓
AEG integrated fridge freezer	✓	✓	✓
AEG integrated dishwasher	✓	✓	✓
AEG integrated washing machine	✓	✓	✓
Under cupboard lights to kitchen	✓	✓	✓
Utility with 'Manhattan' base unit & worktop choices from our "Upgrade 3" range and plumbing for appliances (plot specific)		✓	✓
Downlighters as per drawings	✓	✓	✓

Lounge	2/3	4	5
TV socket and telecom point	✓	✓	✓

Family room/study	2/3	4	5
TV socket and telecom point		✓	✓

Bedroom	2/3	4	5
TV socket to master bedroom	✓	✓	✓
Wardrobes to Master bedroom	✓	✓	✓

Bathroom	2/3	4	5
Twyfords white bathroom suite	✓	✓	✓
'Ideal Standard' Alto chrome taps	✓	✓	✓
Half-height tiling – See drawings	✓	✓	✓
Downlighters as per drawings	✓	✓	✓

En-suite & Shower Room (Plot specific)	2/3	4	5
Twyfords white 'E100' bathroom suite	✓	✓	✓
'Ideal Standard' Mono chrome taps	✓	✓	✓
Full height tiling to shower enclosure and half-height thereafter.	✓	✓	✓
Shower tray & 'Roman' Chrome finish glass shower cubicle	✓	✓	✓
Aqualisa 10.5Kw electric shower (Combination boiler) / Thermostatic Shower (Condensing boiler)	✓	✓	✓
Downlighters as per drawings	✓	✓	✓

External features	2/3	4	5
Paving slabs to width of patio doors	✓	✓	✓
Power to garage within the boundary of the property	✓	✓	✓
Outside tap to the rear of the property	✓	✓	✓
Turf to front and rear gardens	✓	✓	✓
1.8m close board fencing to garden	✓	✓	✓
Downlighters as per drawings	✓	✓	✓

Other features	2/3	4	5
NHBC warranty against structural defects for a ten-year period following the date of build completion	✓	✓	✓
A range of optional upgrades are available subject to build stage	✓	✓	✓