



Computer generated image

Homes 33, 34, 49 and 50

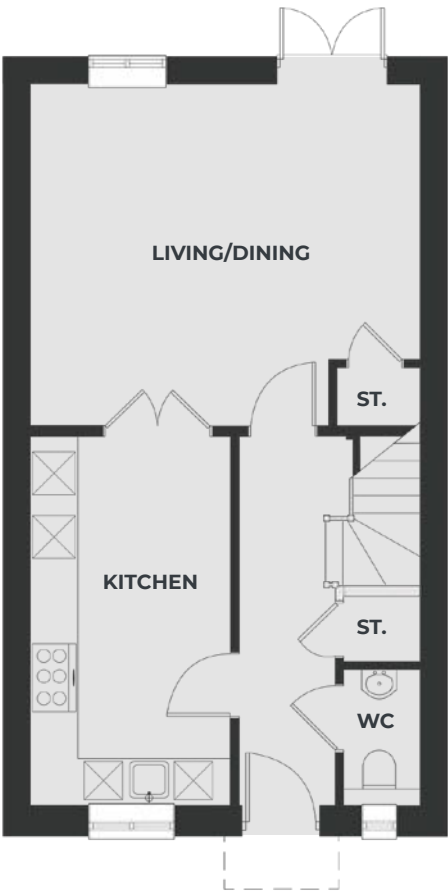
The Pheonix

3 bedroom semi-detached

Total sq ft 1075



ROADHOUSE
HOMES



Ground Floor



First Floor

Specification

CONTEMPORARY KITCHEN

- Contemporary Kreider designed kitchen with a choice between traditional shaker-style doors and modern handleless doors and a carefully selected colour palette
- Selection of handle colours that complement the kitchen finishes
- Durable mirostone worktop completed with matching upstands and ovens splashback
- Bosch built in oven and integrated extractor hood
- Bosch Induction Hob
- Beko Integrated Fridge/Freezer
- Beko Integrated Dishwasher
- Complimentary inset sink and choice of taps

STYLISH DESIGNER BATHROOMS

- Colour range of porcelain tiles
- Heated towel rails with matching tapware and accessory finishes
- Choice of vanity unit colours selected to complement tiles
- Overhead shower with additional handheld shower heads
- Family bathrooms include shower over bath with glass screen
- Fully tiled floors and bath side panels

INTERNAL FEATURES

- White satin finished staircases with oak feature handrail
- Built-in wardrobes in master bedroom

LUXURY FLOORING, DOORS & WINDOWS

- Full colour range of Parador flooring straight plank used throughout kitchen, dining, living areas and hallways
- Choice of full range of quality carpets for bedrooms
- Bathrooms fully tiled to floors and part tiled to walls in porcelain
- All internal woodwork finished in white satin paint
- Five-panel interior doors
- Chrome ironmongery
- Feature skirting and architrave woodwork finished in white satin paint

POWER & TECHNOLOGY

- Recessed LED downlights in kitchens, bathrooms, and ensuites
- Pendant lights to bedrooms
- Prewired/provisioned for cable TV, sky etc, in living rooms, dining rooms, and all bedrooms
- Generous provision of power sockets, including USB charging points in kitchens, living rooms, and master bedrooms
- EV charging point
- External solar bollard lights
- PIR sensor lighting to front and rear
- 8 number solar panels

ENERGY

- All homes achieve an EPC A rating

HEATING, PLUMBING & INSULATION

- Underfloor heating across ground floors
- Radiators across upper floors
- Air-source heat pump system
- Electrical towel rails in all bathrooms
- High levels of insulation throughout

SECURITY & PEACE OF MIND

- Mains-powered smoke and heat detectors
- PVCu double glazed windows
- Multi-point locking systems on doors
- Hard-wired doorbell system

EXTERNAL FEATURES

- Fully turfed gardens with close board fencing
- Fully landscaped front gardens
- Permeable block paving driveways
- Indian sandstone paths and patios
- Feature black wood grain soffit, facias and downpipes

Homes 33, 34, 49 and 50

3 bedroom semi-detached

Ground Floor:

Kitchen	4852mm x 2607mm	15'11" x 8'7"
Living/Dining	4497mm x 5095mm	14'9" x 16'9"

First Floor:

Bedroom 1	3813mm x 3471mm	12'6" x 11'5"
Bedroom 2	4214mm x 2731mm	13'10" x 9'0"
Bedroom 3	3592mm x 2230mm	11'9" x 7'4"

Total sqft: 1075

Floorplans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The information in this brochure is indicative and is intended to act as a guide only as to the finished product. The computer generated images are indicative only and finishes may vary.



Computer generated images



Homes 33, 34, 49 and 50 THE PHEONIX

Manor Farm,
Frindsbury Hill,
Frindsbury, Rochester,
Kent ME2 4YG

What3words
[///lame.taps.pools](https://lame.taps.pools)

Computer generated image