



**Facades available:**

Callington, Eastwood, Harrogate

Kent, Lancaster, Sheffield

Swansea, Wiltshire

**Overall home width 12.59m**

**Overall home length 22.31m**

Residence 206.0m<sup>2</sup> 22.2sq

Garage 36.3m<sup>2</sup> 3.9sq

Porch 6.1m<sup>2</sup> 0.7sq

**Total 248.3m<sup>2</sup> 26.7sq**

Listed details based on Sheffield facade floorplan (illustrated)

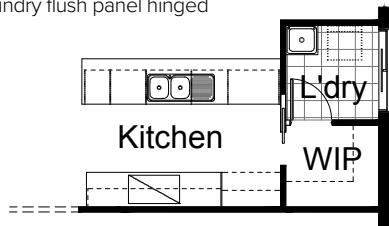
**FLOORPLAN OPTIONS**

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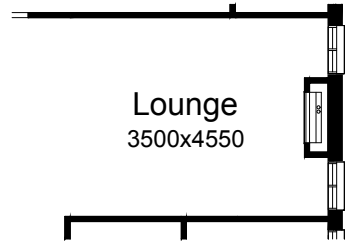
**OPTION K1**

Provide Kitchen upgrade with  
1no. open shelf above refrigerator space,  
1no. 800mm base cupboards,  
1no 900mm base cupbaord,  
2no 700mm base cupbaords,  
2no. 700mm overhead cupboards,  
900mm underbench oven,  
900mm cooktop with  
900mm retractable range hood above,  
1no. laminated DW provision,  
1no. laminated MW provision with pot drawer below,  
1no. 450mm drawers,  
1no. 620mm cavity sliding door to WIP in lieu of standard  
620mm flush panel hinged door, additional bench top and tiled  
splash back to suit and relocate Laundry flush panel hinged  
door to suit.



**OPTION IP1**

Provide Real Flame Inspire 900 gas fireplace,  
400mm off floor level in a 1400mm x 420mm  
boxed out plaster wall with a 4 sided black fascia to Lounge  
room side wall with additional 2no. 1800mm x 850mm  
aluminium sliding window in lieu of standard  
1no. 1800mm x 1810mm window.

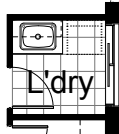


**OPTION IP2**

Provide alternative plan layout by relocating  
Laundry and Bed 4 robe and providing  
additional Linen cupboard with  
3no. 300mm shelves and 2no. 520mm flush  
panel hinged doors to Passage and  
1no. 1800mm x 1210mm aluminium fixed  
window to Family.

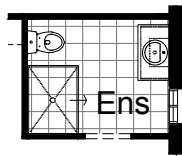
**OPTION LD1**

Provide Laundry upgrade with laminated insert  
trough, 1no. 800mm base cupboard,  
1no. 800mm overhead cupboard.  
Amended tiled splash back and bench top to suit.



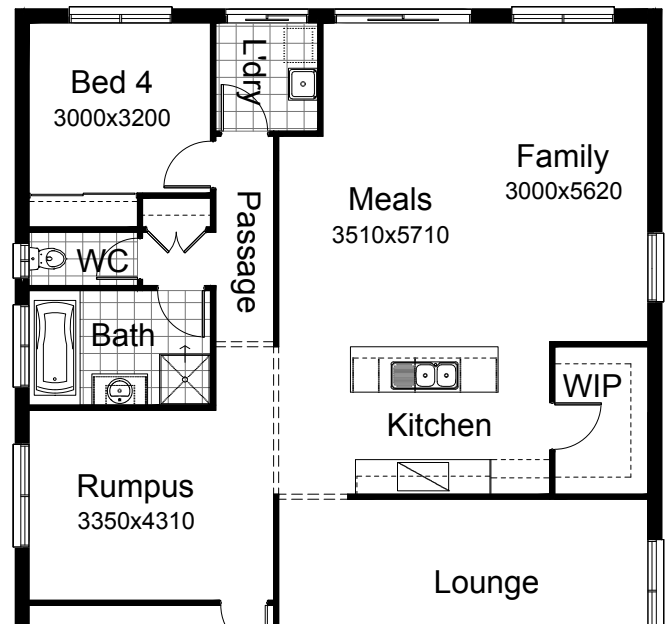
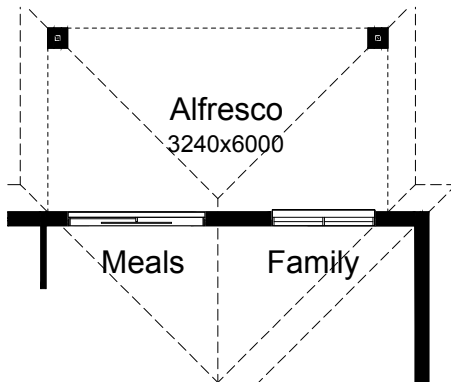
**OPTION ENS1**

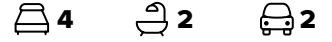
Provide Ensuite upgrade with 900mm x  
1220mm tiled shower base in lieu of standard  
900mm x 900mm tiled shower base and 1no.  
1800mm x 610mm aluminium sliding window  
in lieu of standard 1027mm x 610mm  
aluminium sliding window and relocate vanity  
and WC to suit. Provide bulkhead opening to  
Bed 1 in lieu of hinged door to WIR.



**OPTION EP1**

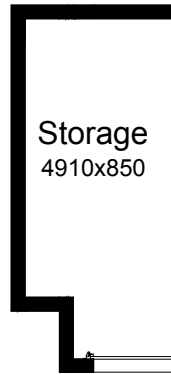
Provide Alfresco to rear of dwelling including  
additional 2no brick piers & earth floor to rear  
Meals & Family.  
Increases area by 19.44m<sup>2</sup>.





**OPTION G1**

Provide extension to Garage to create additional Storage area.  
Increases area by 4.58m<sup>2</sup>.  
Increases width by 850mm.



**OPTION G2**

Provide extension to Garage to create Workshop area including additional window to suit.  
Increases width by 2400mm.  
Increases area by 13.51m<sup>2</sup>.

