



Swallows Gate
Mannings Heath

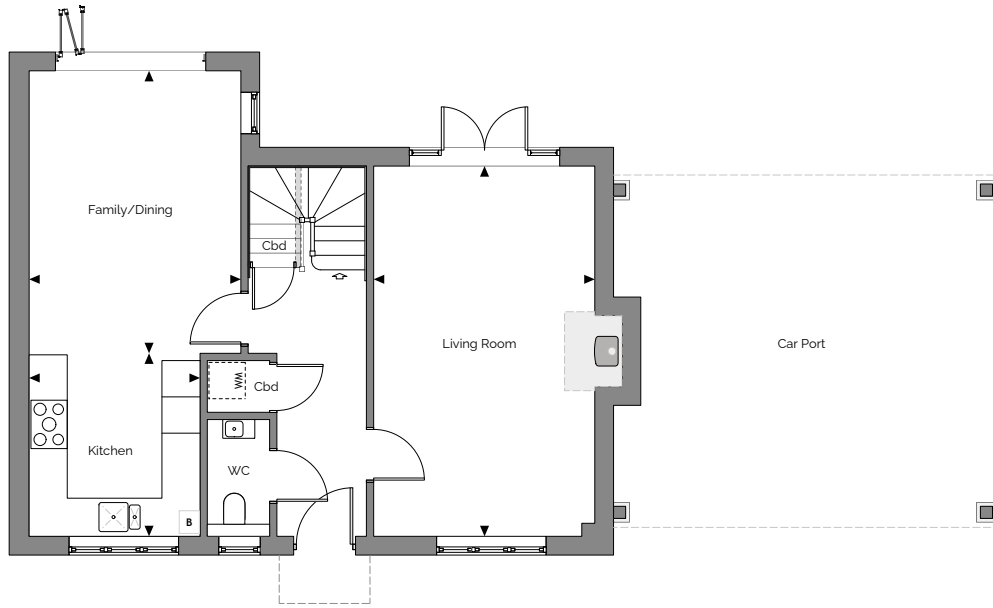
No. 7



A stylish 3 Bedroom Home

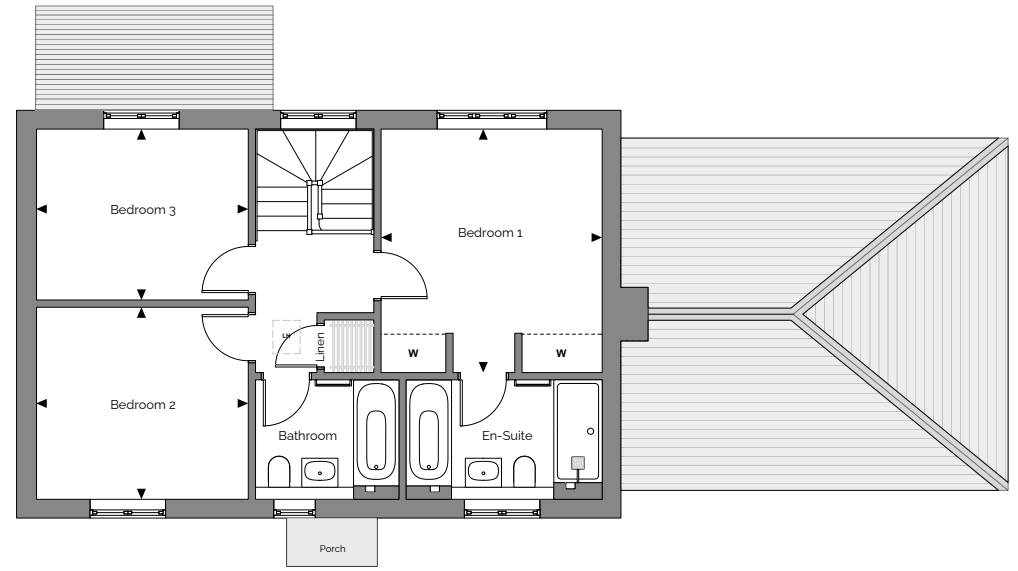
Welcoming entrance hall with cloakroom. A large living room with feature wood burner fireplace. French doors leading out to the attractive, partially walled, south facing garden with wide patio and turfed lawn. A spacious separate kitchen and family/dining area with bi-fold doors onto the patio providing a perfect entertaining space. Bedroom one has a luxury en-suite bathroom and a pair of fitted double wardrobes. Both bedrooms two and three are doubles with a family bathroom. Adjacent there is an oak barn providing covered parking for 2 cars along with 2 further spaces on the drive.

Ground Floor



Family/Dining	3.49m x 4.73m	11'5" x 15'6"
Kitchen	2.83m x 2.95m	9'3" x 9'8"
Living Room	3.63m x 6.11m	11'10" x 20'0"

First Floor



Bedroom 1	3.65m x 4.06m	12'0" x 13'4"
Bedroom 2	3.51m x 3.18m	11'6" x 10'5"
Bedroom 3	3.51m x 4.60m	11'6" x 15'1"

Gross Internal Area
120m² 1290ft²



Individually Designed Kitchen

- Handcrafted shaker timber kitchen incorporating composite stone worktops with matching splashback and upstand
- Siemens stainless steel appliances throughout including:
 - Multifunctional fan assisted single oven
 - Integrated combination microwave
 - Five ring gas hob with extractor fan
 - Fully Integrated fridge (60%) / freezer (40%)
 - Integrated multi-function dishwasher
- Stainless steel under mounted one and a half bowl sink with chrome mixer tap
- LED under wall unit lighting
- Polished chrome power sockets above work surfaces
- Freestanding washer dryer to hall utility cupboard

Quality Bathrooms

- Contemporary styled bathrooms incorporating Geberit suites and bathroom furniture with complementary Hansgrohe chrome taps
- Vanity unit to all bathrooms
- Walk-in shower with fixed head and handheld shower to en-suite
- Double ended bath with central filler and retractable handheld shower
- Shower over bath to family bathroom

- Wall mounted WC with chrome dual flush plate, concealed cistern and soft close seat
- Chrome dual fuel heated towel rail to all bathrooms
- Electric underfloor comfort heating
- Wall and floor tiles by Porcelanosa

Heating, Electrical & Lighting

- LPG gas-fired central heating with energy efficient combination boiler with programmable thermostatic heating controls.
- Underfloor heating to ground floor with radiators to first floor
- Fireplace with inset wood burner stove and stone hearth to living room
- LED downlights to kitchen/family, hall, landing, cloakroom and all bathrooms
- Chrome light switches throughout
- Movement sensitive low level lighting to all bathrooms
- Power and light to loft space with ladder access
- Master light switch

Home Entertainment & Communications

- FFTP – Full Fibre installed to home
- Digital TV points to all rooms
- Wired for satellite and Sky Q to living room with free view satellite points to all rooms
- Satellite Dish provided

- Digital TV aerial and distribution system provided
- Telephone points to kitchen/family and master bedroom
- USB charger point incorporated within power socket to all rooms

Interior Finishes

- Full width glazed aluminium bi-fold doors
- PVCu windows and casement doors with multipoint locking system with chrome handle
- Farmhouse style Oak veneer panel pre-finished internal doors with chrome finish door furniture
- Painted staircases with oak polished handrail and bottom tread
- Fully fitted wardrobes to master bedroom
- Satin paint finish to all internal joinery
- Ceiling cornice to hall, cloakroom and living room
- Porcelain floor tiles to hall, cloakroom, kitchen/family/dining area, and all bathrooms
- Carpet to all other rooms

External

- Oak Car Barn covered block paved parking for two cars with a further two parking spaces
- Electric car charging point
- Landscaped front garden and turf to rear gardens
- Natural sandstone paving to paths and patio area

- Timber garden shed
- External tap
- External power point

Security & Peace of Mind

- High security front entrance door with multi point locking system
- External light to all external doors with PIR control to house frontage
- Fully fitted hardwired alarm system
- Mains fed smoke detector with battery back up, fitted to hall and landing
- 10 Year Build Warranty Scheme

Site Plan



Plot7/v1/May2023



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