



Swallows Gate  
Mannings Heath

**No. 2 & 3**

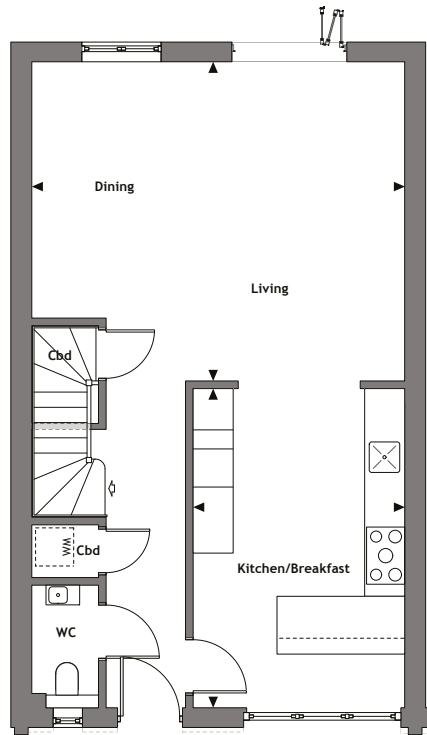


### **A stylish 3 Bedroom Home**

An appealing light and spacious open plan home with entrance hall and cloakroom. The contemporary kitchen with a breakfast bar and a stunning feature full height window. A large, bright living/dining room with bi-fold doors leading to the attractive laid to lawn garden with wide patio and pathway. Bedroom one has a floor to ceiling feature window and a pair of fitted double wardrobes, and a spacious shower en-suite. Both Bedrooms two and three are doubles with a family bathroom. An oak barn provides covered parking.

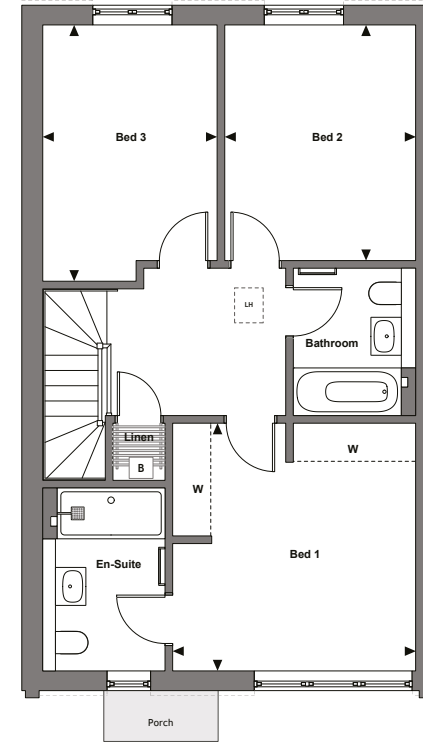
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## Plot 2 Ground Floor



Living/Dining	5.88m x 5.02m	19'3" x 16'5"
Kitchen/Breakfast	3.33m x 4.97m	10'9" x 16'3"

## Plot 2 First Floor



Bedroom 1	3.83m x 3.88m	12'6" x 12'7"
Bedroom 2	2.75m x 4.06m	9' x 13'3"
Bedroom 3	3.00m x 3.71m	9'8" x 12'2"

Plot 3 handed

Gross Internal Area  
119.4m<sup>2</sup> 1285ft<sup>2</sup>



### Individually Designed Kitchen

- Contemporary styled kitchen incorporating composite stone worktops with matching splashback and upstand
- Siemens stainless steel appliances throughout including:
  - Multifunctional fan assisted single oven
  - Integrated microwave
  - Five ring gas hob with extractor fan
  - Fully Integrated fridge (60%) / freezer (40%)
  - Integrated multi-function dishwasher
- Stainless steel under mounted single 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
- Mirror cabinet to en-suite
- Walk-in shower with fixed head and handheld shower to en-suite
- 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
- LED downlights to kitchen, 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 connection provided
- Digital TV aerial and distribution system provided

- Telephone points to living/dining
- USB charger point incorporated within power socket to all rooms

### Interior Finishes

- Full width glazed aluminium bi-fold doors
- PVCu windows with multipoint locking system with chrome handle
- Five panel solid painted internal doors with chrome finish door furniture
- Fully fitted wardrobes to bedroom 1
- Satin paint finish to all internal joinery
- Ceiling cornice to hall, cloakroom and living room
- Porcelain floor tiles to bathrooms
- Amtico flooring throughout ground floor
- Carpet to all other rooms

### External

- Oak Car barn with block paved covered parking
- Electric car charging point
- Landscaped front garden and turf to rear gardens
- Natural sandstone paving to paths and patio area
- Timber bike store
- 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



Plots 2&3 v2/July 2023



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