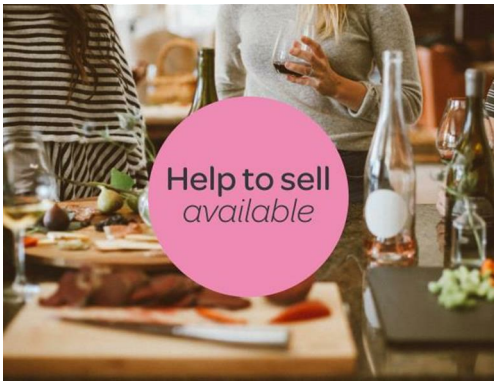
Plot 32, The Wisteria, Tenter Hill Gardens,

£540,000















Wisteria, plot 32, has a garage, study and utility, PLUS solar panels, oak doors, quartz worktops, underfloor heating to the ground floor and EV charger. Ask us about our Help to Sell scheme.

FREEHOLD / PREDICTED ENERGY RATING: A / COUNCIL TAX BAND: TBC

PAISLEY PROPERTIES

SHOW HOME UPGRADES INCLUDED!
With this property you will get £35K worth of upgrades!

In the kitchen these include: Shaker slim, quartz worktops, fluted glass cupboards, Bosch (on show) and Beko (integrated) appliances - fridge, freezer, wine cooler, induction hob and double combination oven.

The utility will have a tiled feature wall.

All carpets are included, you will benefit from upgraded tiled flooring and underfloor heating.

A stunning oak/glass balustrade.

The wardrobes in the bedrooms are included.

A landscaped garden including extended patio/ flagged seating area.

INTERIOR SPECIFICATION

- Oak doors with satin brushed gold ironmongery
- Plastered walls & ceilings painted in white matt emulsion
- Skirtings, architraves and staircase painted in white satin
- Oak Handrail and Oak Newel Cap with glass stair panel
- Air source heat pump heating system
- Mechanical ventilation with heat recovery (plots 32 & 35)
- Underfloor heating to ground floor / radiators to upper floor
- Smoke, heat and carbon dioxide detectors
- Programmable thermostat
- Pendant lighting to all rooms, white downlighting to kitchen and bathrooms
- Brushed gold electrical switches
- TV point to principal bedroom, 2nd Bedroom and living room
- Electrical Towel rail to WC
- USB C ports to Kitchen, Principle [bedside] and 2nd Bedroom [bedside]

KITCHEN

- UK manufactured cabinet doors, handles and luxury worktops
- 1.5 sink to kitchen / single to utility
- Quartz Worktop to Kitchen
- BOSCH single oven
- BOSCH 60cm induction hob
- BOSCH extractor
- BEKO integrated fridge-freezer and dishwasher
- Under-cabinet downlighting
- Position for washer/dryer

MAIN BATHROOM AND EN-SUITE

- Luxury white sanitaryware, floor and wall tiles and chrome brassware
- Full height tiling to bath/shower wall, half height to sink wall, other walls painted
- Shower over bath in family bathroom
- Power supply (only) for de-mister mirror/shaver to family bathroom
- Power supply (only) for de-mister mirror/shaver to Ensuite
- Heated towel rail
- Vanity unit to house bathroom
- Underfloor electric heating to Bathroom and Ensuite

EXTERIOR SPECIFICATION

• Exterior built in natural stone and ashlar sandstone surrounds on windows and doors
• uPVC windows and French doors in moondust grey
• Composite front door in moondust grey
• Flagged terrace and paths in natural Indian stone flag
• Turfed gardens
• Tegular sett drive (plots 32-35)
• Tarmac drive (plots 36-50)
• Solar panels
• Semi Detached single garage with light & power (Plot 32/35)
• Detached single garage with light and power (Plot 49/50)
• Car charging point in garage
• Private parking for 2 cars
• Wiring only for front video door bell
• Outdoor tap
• Lighting at front and rear
• Secure boundary timber fencing or walling
• 'Paragon Oak' Oak porch
• Motorised garage door with remote control access

WARRANTY

• 2 year Vivly Living warranty from legal completion
• 10 year ICW builder warranty (structural defects) from legal completion

GROUND FLOOR

- Kitchen | 4940mm x 4320mm (16.2ft x 14.2ft)
- Lounge | 3290mm x 6850mm (10.8ft x 22.5ft)
- Utility Room | 2570mm x 1890mm (8.4ft x 6.2ft)
- Study | 2570mm x 2100mm (8.4ft x 6.9ft)

FIRST FLOOR

- Principal Bedroom | 3620mm x 3880mm (11.9ft x 12.7ft)
- Ensuite | 1210mm x 2080mm (3.9ft x 5.4ft)
- Bedroom 2 | 2520mm x 4550mm (8.2ft x 14.5ft)
- Bedroom 3 | 3290mm x 3800mm (10.8ft x 12.4ft)
- Bedroom 4 | 3040mm x 2940mm (10ft x 9.6ft)
- Bathroom | 2050mm x 1710mm (6.7ft x 5.6ft)

NOTES

All plans shown are not to scale, measurements are for guidance only. Computer-generated images are for illustrative purposes only and individual features often vary from one plot to another.
*Choices are subject to the build stage at the point of reservation.
**Specification subject to change.













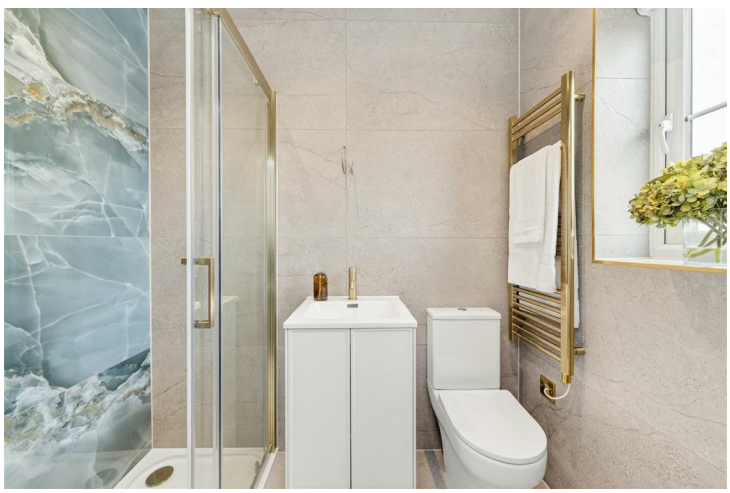




























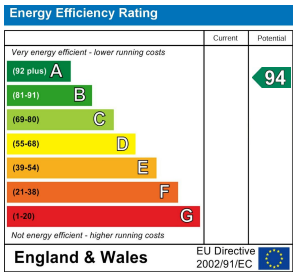


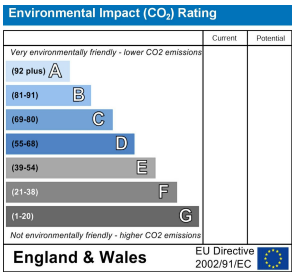

Knowle Grange
SHEPLEY
2 Bedroom
3 Bedroom
4 Bedroom
Affordable housing
First homes
The representation of our developments may not be accurate in every respect.
This site map is for guidance only and does not constitute a contract, part of a contract or warranty.


Kitchen
WC
Utility
Lounge
Hall
Study


Ensuite
Principal Bedroom
Store
Bedroom 4
Landing
Bedroom 2
Bedroom 3
Bathroom







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PAISLEY
PROPERTIES