



**Plot 6, Clements End Road,  
Studham, Dunstable, LU6 2NG**



**£1,395,000 Freehold**

A brand new 5 bedroom detached house located on this new development of eight exclusive properties in the beautiful Bedfordshire village of Studham.

Built to the highest quality by Troy Homes, this family home offers an entrance hall, living room, dining room, open plan kitchen/family area with some integrated appliances to include multifunction oven, hob, extractor hood, fridge/freezer and dishwasher, utility room with washer/dryer, study, five good size bedrooms, en-suite and dressing room to Master bedroom, en-suite to bed 2, family bathroom with Duravit sanitary ware, Amtico flooring in a choice of colours to selected areas, garage and parking.

The property benefits from under floor heating, fibre broadband, gas rad c/h, turfed rear garden and electric car charging. Each property has a 10 year NHBC warranty. Situated with views over looking the greenery of the Chiltern Hills and great commuter links by road and rail.

Anticipated completion is Summer 2022

#### Kitchen

- High quality Kitchen furniture in choice of colours\*
- Quartz worktops and upstand in choice of colours\*
  - 3-1 Hot Tap
  - Waste Disposal
- Under cabinet and plinth LED lighting
  - Soft close doors and drawers
  - Integrated cutlery drawer
- Integrated single multifunction oven
  - Black glass induction hob
- Integrated combination microwave
  - Elica integrated extractor hood
- Integrated fridge/freezer 70/30 split
  - Integrated dishwasher
- Integrated washer/dryer – Plots 2 & 3
  - Freestanding washer/dryer – Plot 1
- Amtico flooring in choice of colours throughout:
  - Plot 1: Kitchen/dining/living room\*

#### Bathroom & En-suites

- Duravit sanitaryware with Hansgrohe taps and rain showers
  - Chrome heated towel rails to bathrooms and en-suites
- Mirrored wall cabinets to bathrooms and en-suites including shaver sockets with under cabinet PIR lighting
- Full height tiling around bath and shower enclosures and half height on all other walls with sanitary where appropriate
  - Choice of wall tiles\*
- Amtico flooring throughout choice of colours\*

#### Heating and Electrical

- Gas fired wet system underfloor heating to ground floor, compact radiators to first floor
  - Combi boilers
  - LED downlighters
  - Brushed Chrome sockets throughout
- TV points in kitchen/family room, living room and all bedrooms
  - Satellite dish and TV/SAT distribution system
- Fibre broadband available (subject to connection by homeowner)
- BT points in kitchen/family room, living room, study and hallway
- USB sockets kitchen/family room, living room, study and bedrooms

#### Hallway

- Amtico flooring throughout in choice of colours with matwell\*

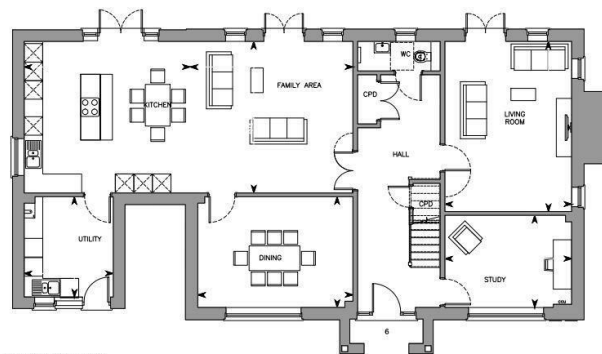
#### Internal

- Dark grey contemporary front door with brushed chrome ironmongery and door bell
  - White painted internal doors with brushed chrome handles
  - All walls to be painted with Dulux paint, colour goose down
    - Fitted wardrobes to master bedroom
- Grey external with white internal UPVC windows with chrome handles

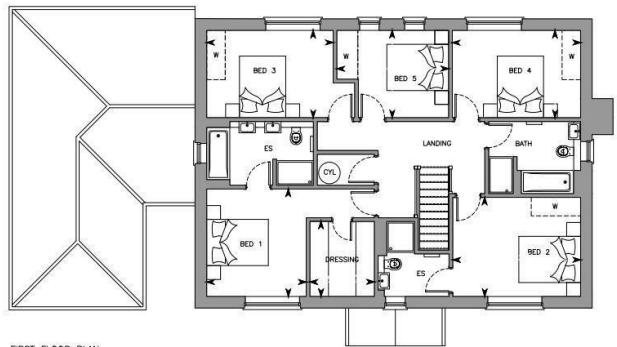
#### External

- Electric car charger
  - Front and rear outside tap
  - Front and rear double power socket
- Paved patio with turfed garden plus additional agricultural land at rear of garden
  - Shed
  - Outside lights





GROUND FLOOR PLAN



FIRST FLOOR PLAN



Taylor Made New Homes Limited  
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