SPECIFICATION

KITCHEN

- Matt finish handleless units with contemporary black trim and soft close to doors and drawers
- Caesarstone worktop with matching upstand and splashback behind hob
- Induction hob
- Integrated single oven
- Integrated compact combi oven/microwave
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated cooker hood
- Stainless steel under mounted sink with contemporary brushed steel mixer tap
- LED feature lighting to wall units
- Freestanding washer/dryer to second floor utility store

BATHROOM

- Bath with shower over and glass shower screen
- Bath panel to match vanity top
- Feature mirror cabinet with LED lighting
- Recessed shower shelf
- Large format wall and floor tiles
- Heated chrome towel rail

EN-SUITE AND SHOWER ROOM

- Low profile shower tray with glass shower door
- Feature mirror cabinet with LED lighting (to principal en-suite only)
- Recessed shower shelf
- Freestanding bath and his and hers basins to principal en-suite
- Large format wall and floor tiles
- Heated chrome towel rail

DECORATIVE FINISHES

- Timber staircase with carpeted treads and risers
- White painted flush internal doors with contemporary dual finish ironmongery
- Built-in hinged wardrobe with LED lighting to principal bedroom
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

FLOOR FINISHES

- Amtico flooring throughout ground floor
- Carpet to stairs, landings, upper floor family room and bedrooms
- Large format tiles to bathroom, en-suite and shower room

DOORS AND WINDOWS

- Composite front door with multi-point locking system
- High-efficiency double glazed aluminium timber composite windows, with matching bi-fold patio doors

HEATING AND WATER

- Underfloor heating to ground floor, radiators to upper floors
- Heated chrome towel rails to bathroom, en-suite and shower room
- Air source heat pump
- Hot water storage tank
- Sprinkler system

ELECTRICAL

- Downlights to entrance hall, open plan kitchen/dining/living room, bathroom, en-suite, shower room, WC and principal bedroom
- Pendant fittings to separate family room, study, landings and other bedrooms
- LED feature lighting to wall units in kitchen
- Selected sockets with integrated USB port
- Shaver sockets to bathroom, en-suite and shower room
- TV and data points to selected locations
- Openreach and Hyperoptic fibre connection to all properties for customer's choice of broadband provider
- External lighting to front and rear of property
- Hard-wired smoke and heat detectors
- Spur for customer's own installation of security alarm panel



Computer generated image of The Brook kitchen/dining/living room, indicative only.

EXTERNAL FINISHES

- Landscaping to front garden
- Turf to rear garden
- Paved patios
- External tap and power socket
- Cycle and bin store to each property

PARKING

- Private parking space to all houses
- Electric car charging points to all parking spaces

CONSTRUCTION

- Traditionally constructed brick and block outer walls, cavity filled with insulation
- Concrete floor to ground floors with timber to upper floors
- Exterior treatments are a combination of buff or red facing bricks, with feature stonework to selected areas and red roof tiles
- Aluminium rain-water goods

WARRANTY

Every home is covered by a 10-year NHBC warranty, giving you long-term peace of mind. In the first 2 years, our Hill team is on hand to support you directly, after which the NHBC warranty continues for the remaining period.

Designs, layouts and specifications vary; please speak to our Sales Executives for further information.

A Management Company has been formed at The Southville Collection and will be responsible for the management and maintenance of the shared services and communal areas of the development. This includes the green open spaces, play areas, unadopted estate roads and footpaths. All homeowners will automatically be made members of the Management Company when they purchase a home at The Southville Collection.

A managing agent has been appointed on behalf of the Management Company and will take on the day-to-day management and maintenance responsibilities. All homeowners will be required to pay a contribution towards the maintenance of the development, which will be collected by the managing agent in the form of an annual estate charge.

We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Please note that it may not be possible to obtain the products as referred to in the specification; in such cases a similar alternative will be provided. Hill reserve the right to make these changes as required.

Hill
Created for Living

THE SOUTHVILLE COLLECTION



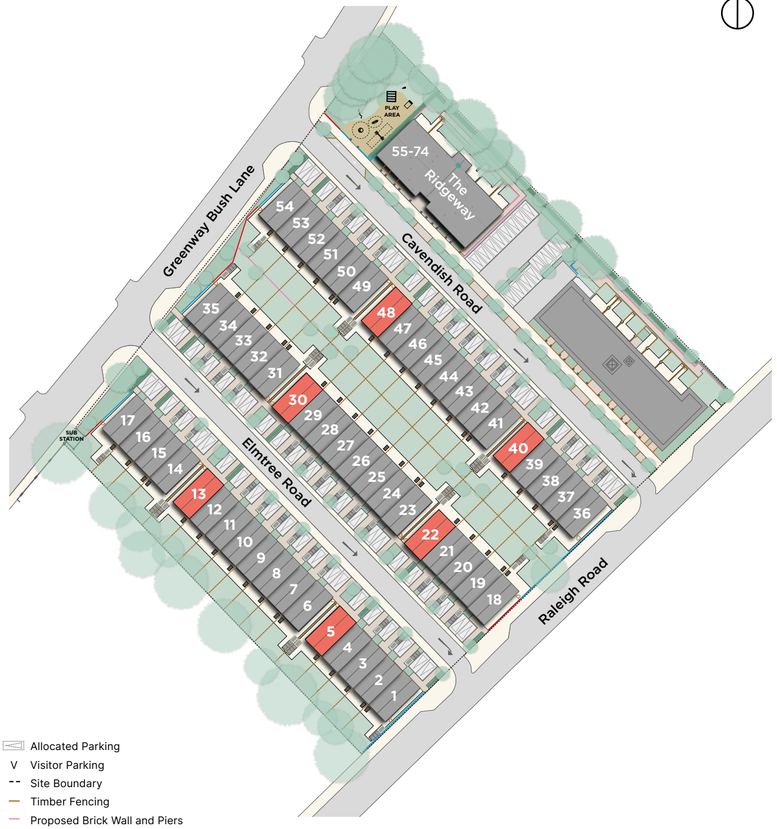
Computer generated image of The Brook, indicative only.

THE BROOK

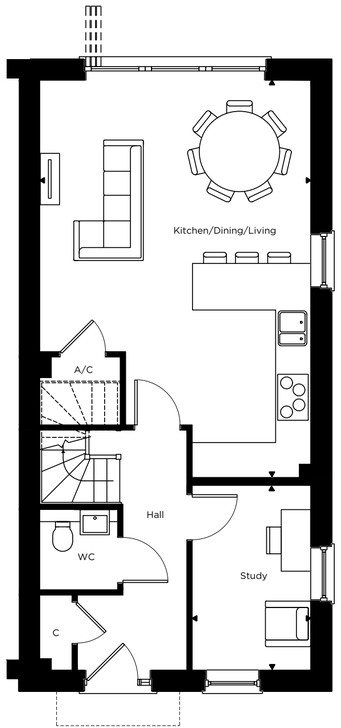
Four Bedroom House

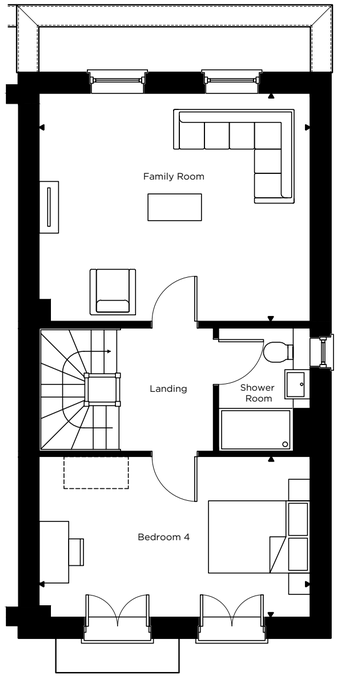
Total approximate internal space: 197.3 sq m / 2,123 sq ft

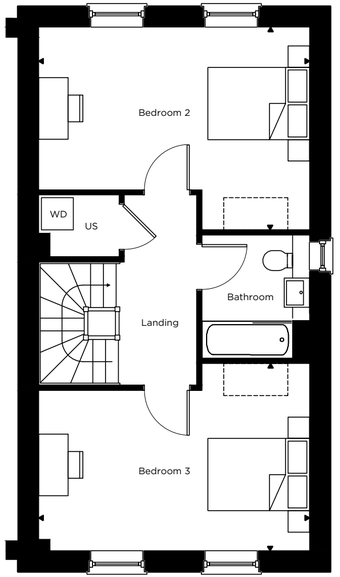
Plots: 5, 13, 22*, 30*, 40 & 48

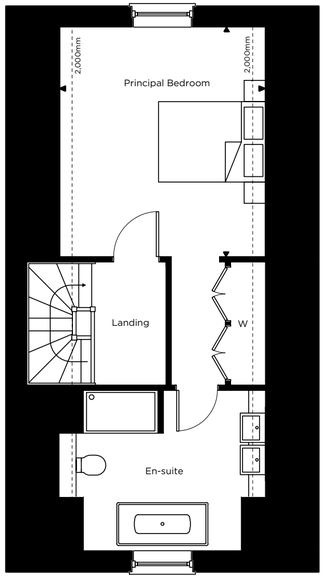


- Allocated Parking
- V Visitor Parking
- Site Boundary
- Timber Fencing
- Proposed Brick Wall and Piers
- Brick Wall 1,800mm
- Brick Wall 1,500mm
- Softwood Timber Edging
- Cycle Store
- ASHP (Air Source Heat Pump)
- Bin Store
- Affordable Homes









GROUND FLOOR

Kitchen/Dining/Living	5.05m x 7.40m	16'6" x 24'3"
Study	2.20m x 3.50m	7'2" x 11'5"

FIRST FLOOR

Family Room	5.05m x 4.25m	16'6" x 13'11"
Bedroom 4	5.05m x 3.00m	16'6" x 9'10"

SECOND FLOOR

Bedroom 2	5.05m x 3.75m	16'6" x 12'5"
Bedroom 3	5.05m x 3.50m	16'6" x 11'5"

THIRD FLOOR

Principal Bedroom	3.85m x 4.25m	12'7" x 13'11"

*Handed to floorplan shown.

C - CUPBOARD **W** - WARDROBE **US** - UTILITY STORE WD - WASHER/DRYER
- - - INDICATIVE WARDROBE POSITION ····· RESTRICTED HEAD HEIGHT

The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Areas such as roads, drives, paths and patios plus trees and landscaping are indicative only and may vary.

All floorplans are not to scale. Layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. Affordable housing is indicative and can be moved. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.