



# The Stewart - Floor Plans



Ground Floor

First Floor

## GROUND FLOOR

Entrance Hall with separate WC			
Lounge (into bay)	16'7" x 11'3"	5.10	x 3.43
Kitchen Dining	19'2" x 12'8"	5.85	x 3.91
Optional Sun Room	10'7" x 9'6"	3.27	x 2.93

## FIRST FLOOR

Master Bedroom	11'3" x 9'10"	3.43	x 3.04
Ensuite	7'9" x 3'7"	2.41	x 1.13
Bedroom 2 (max)	13'3" x 10'7"	4.06	x 3.25
Bedroom 3	9'10" x 7'6"	3.04	x 2.31
Bathroom	8'9" x 8'2"	2.72	x 2.50

Plans are not to scale and all dimensions are approximate.



SITE LAYOUT - NOT TO SCALE

# The Stewart

3 Bedroom Detached  
Total Floor Area 1078 sq ft

CGI is for illustrative purposes only.

Dimensions may vary throughout construction and therefore it is advised not to order any goods which depend on accurate dimensions. Full details will be supplied on request after the formal Reservation Agreement is signed.

BLACKROCK  
HOLLOW

BLACKROCK  
HOLLOW

# QUALITY, ATTENTION TO DETAIL AND A SUPERIOR SPECIFICATION

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## FEATURES

- Traditional construction
- Internal walls, ceilings and internal woodwork painted in neutral colour
- High grade sculpted wooden doors with panelling and chrome hardware
- Painted, moulded skirting and architrave
- Mains and battery operated smoke, heat and carbon monoxide detectors
- Superior standard of floor, wall and loft insulation to ensure minimal heat loss
- Black composite front door with 5 point security locking system, chrome door handle, knocker and letter box finished with a lifelike grain
- Finished in a maintenance free K-Rend render with uPVC fascias & soffits
- Energy efficient double glazed windows and back door with multi point locking, chrome push button handles (windows) and key locking in black uPVC frames - (internal and external)
- Feature external lighting to front door
- Bitmac driveways
- Front gardens turfed
- Rear gardens top soiled and enclosed with timber fencing or wall where applicable
- Outside tap
- Landscaping to common areas

## KITCHEN

- Bespoke kitchen with choice of soft close doors and drawers, worktop including matching upstand, hob splashback and complementary handles
- Quality integrated appliances (fridge/freezer, dishwasher, stainless steel electric oven, extractor fan, gas hob and washer/dryer)
- Concealed chrome under unit lighting
- Recessed LED chrome down lighters to ceiling

## BATHROOM / ENSUITE / CLOAKROOM

- Contemporary white sanitary ware with chrome taps and mixers
- Chrome heated towel radiators to bathroom and ensuite
- Thermostatic controlled showers with overhead drench shower to ensuite
- Fully tiled shower enclosure (where applicable)
- Splash back tiling to bathroom, ensuite and cloakroom
- Recessed LED chrome down lighters to ceilings

## FLOORING

- Choice of luxury carpets (with quality underlay) to lounge, stairs, landing and bedrooms
- Choice of ceramic floor tiling from a superior range for hall, kitchen, cloakroom and utility floors (where applicable).

## HEATING / TECHNOLOGY / BROADBAND

- Energy efficient natural gas central heating with thermostatically controlled radiators, providing instant hot water.
- Multi fuel stoves to lounge with slate pad hearth
- Superfast fibre optic broadband
- Comprehensive range of electrical sockets
- Connection sockets for BT & TV and cabling for digital and SKY TV

## WARRANTY

- 10 year NHBC warranty

## SELECTIONS

Selections to be made from the builder's nominated suppliers only and all choices are from a pre-selected range and may be subject to change



## DESIGNED FOR LIVING

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