

SPECIFICATION



				
QUALITY FEATURES				
✓	✓	✓	✓	Traditional Brick and Block Build
✓	✓	✓	✓	Lockable Handles to Windows (where applicable)
✓	✓	✓	✓	Turf to Front Garden (where design allows)
✓	✓	✓	✓	1.8m Fence to Rear Garden (where applicable)
✓	✓	✓	✓	External Cold Water Tap
✓	✓	✓	✓	Smooth Ceilings and Coving Throughout *
✓	✓	✓	✓	Satin Chrome Door Furniture Throughout
✓	✓	✓	✓	Satin Chrome Sockets and Light Switches
✓	✓	✓	✓	10 year NHBC Buildmark Warranty
✓	✓	✓	✓	2 year Broadgate Warranty
ENERGY SAVING & SECURITY				
✓	✓	✓	✓	PVCu White Double Glazed Windows
✓	✓	✓	✓	Integral Photovoltaic Panels to Roof
✓	✓	✓	✓	Gas Central Heating with Energy Efficient Boiler
✓	✓	✓	✓	Thermostatic Radiator Valves to all Main Rooms
✓	✓	✓	✓	Mains Powered Smoke Detectors with Battery Back Up
✓	✓	✓	✓	External Lights to Front and Rear
KITCHEN & BATHROOM				
✓	✓	✓	✓	Selection of Kitchen Unit Doors with Soft Close Hinges, Worktop & Matching Upstand *
✓	✓	✓	✓	Under Cupboard Lighting to Kitchen
E	E	E	✓	Selection of Floor Tiles to Kitchen
E	E	E	E	Additional Floor Tiling
✓	✓	✓	X	Single Stainless Steel Fan Oven
E	E	E	✓	Double Stainless Steel Fan Oven
✓	✓	✓	✓	Eye Level Stainless Steel Double Oven **
✓	✓	✓	✓	Stainless Steel Gas Hob
E	E	E	E	Black Ceramic Glass Hob
✓	✓	✓	✓	Extractor Fan
✓	✓	✓	✓	Washing Machine Space including Plumbing to Kitchen or Laundry/Combined WC
E	E	E	E	Integrated Washing Machine
X	X	X	X	Integrated Dishwasher to Kitchen
✓	✓	✓	✓	Fridge Freezer Space to Kitchen
X	X	X	X	Integrated Fridge Freezer to Kitchen
✓	✓	✓	✓	Bathroom with Separate Shower
X	X	✓	✓	En-Suite to Master Bedroom
✓	✓	✓	✓	Thermostatically Controlled Shower
✓	✓	✓	✓	White Sanitaryware with Chrome Monobloc Taps
✓	✓	✓	✓	Selection of Wall Tiling to Bathroom (where design allows) *
E	E	E	E	Additional Tiling to Bathroom & Ensuite (where design allows) *
✓	✓	✓	✓	Recessed Spotlights to Kitchen, Bathroom & Ensuite (where design allows)
TECHNOLOGY				
✓	✓	✓	✓	Fibre Broadband Connection Point

- ✓ Standard
- X Not Available
- E Extra subject to housetype & build stage

- * Subject to build stage
- ** Included as standard in bungalows

This specification is intended as a guide only. Please confirm the specification of your chosen property prior to reservation.



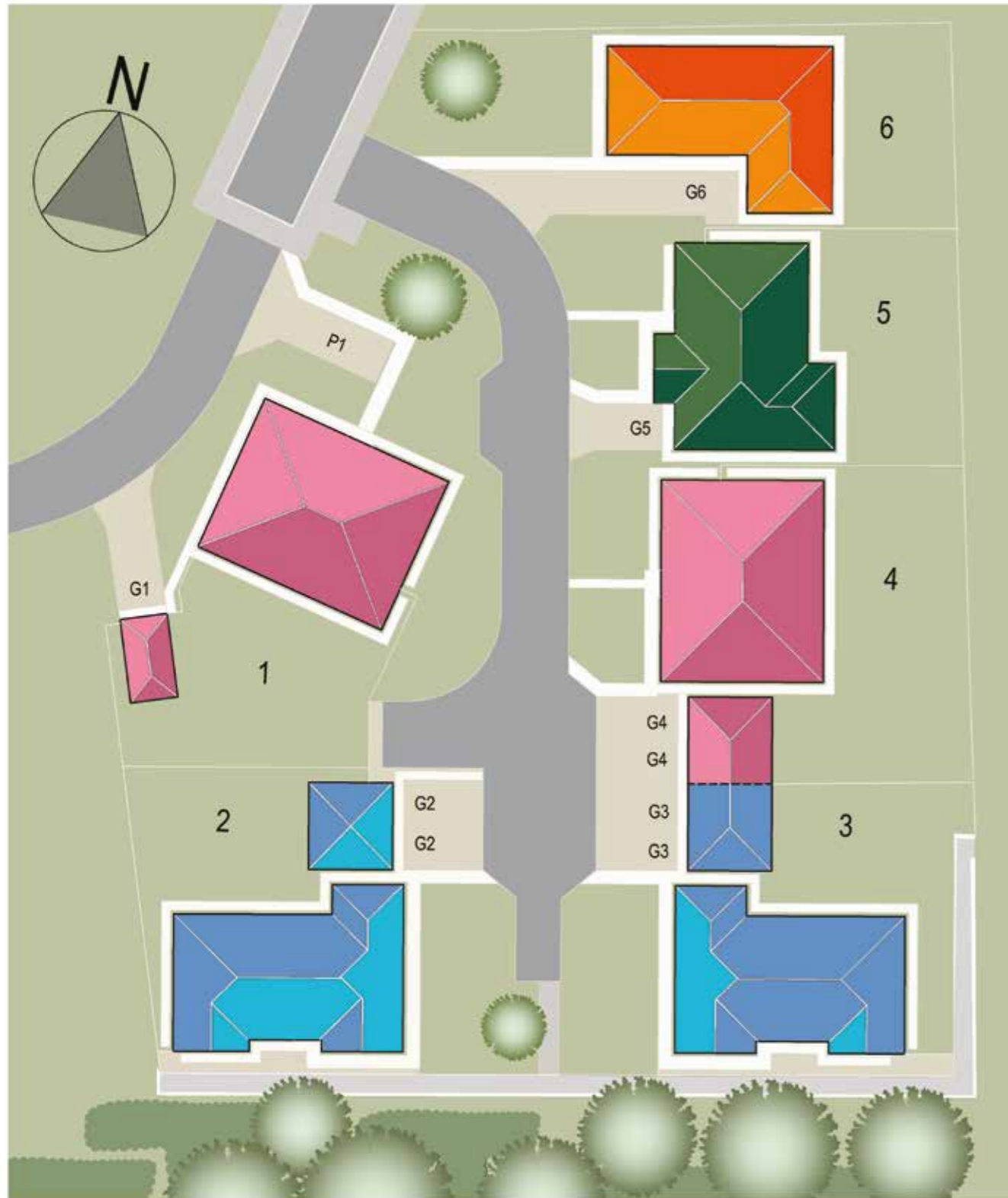
Clover Way ~ Wygate Park, Spalding, PE11 3GD
01406 380532 (weekdays) or 01775 711637 (weekends)
www.broadgate-homes.com - info@broadgate-homes.com



Plots 1 - 6
A collection of 3 Bedroom Bungalows



www.cloverway.co.uk



This plan is indicative and intended for guidance only and does not form part of any contract or agreement, nor does it show ownership boundaries or easements. For specific details, other than general site layout, please liaise directly with the Sales Negotiator.

3 BEDROOM PROPERTIES



LUNCARTY
3 Bedroom
Detached Bungalow
Plots: 1 & 4



THE BLAIRGOWRIE
3 Bedroom
Detached Bungalow
Plots: 2 & 3



THE STRATHTAY
3 Bedroom
Detached Bungalow
Plot: 5



AMULREE
3 Bedroom
Detached Bungalow
Plot: 6