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____Chorlton____
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Dalton Fields

Development Plan

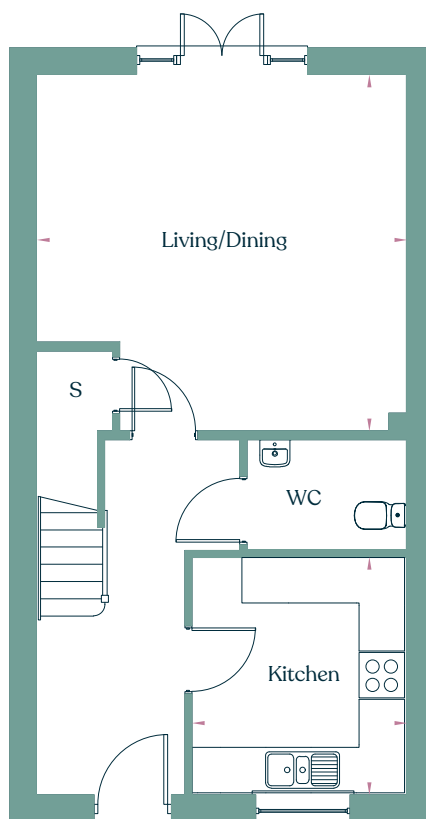


3 Bedroom House
Ashbourne

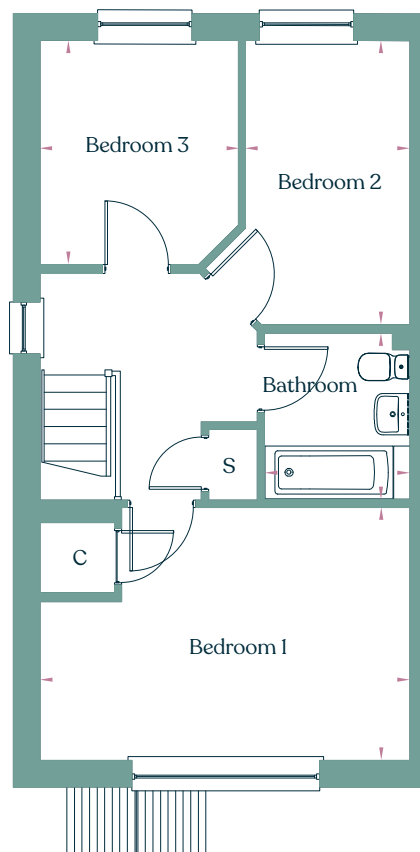
Ashbourne

3 Bedroom House

Plots 13, 21, 27



Ground floor



First Floor

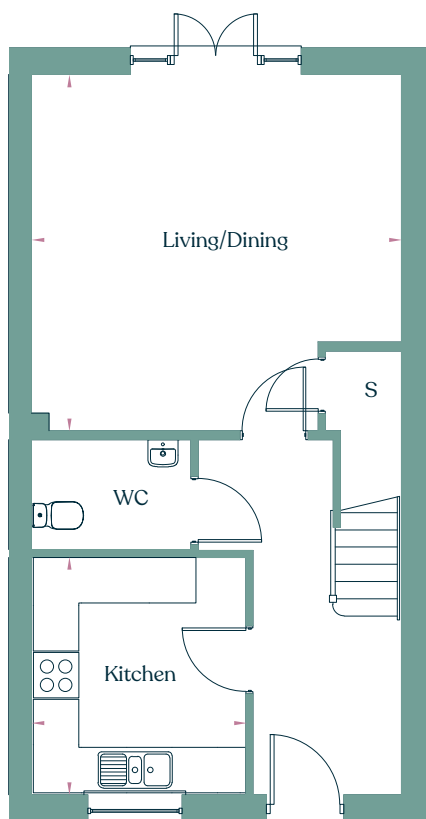
Living/Dining	4.89m x 4.71m
Kitchen	2.83m x 3.13m
Bedroom 1	4.89m x 3.34m
Bedroom 2	2.17m x 3.76m
Bedroom 3	2.62m x 2.96m
Bathroom	1.92m x 2.20m
Total 93.17m ²	

S = Store C = Cylinder

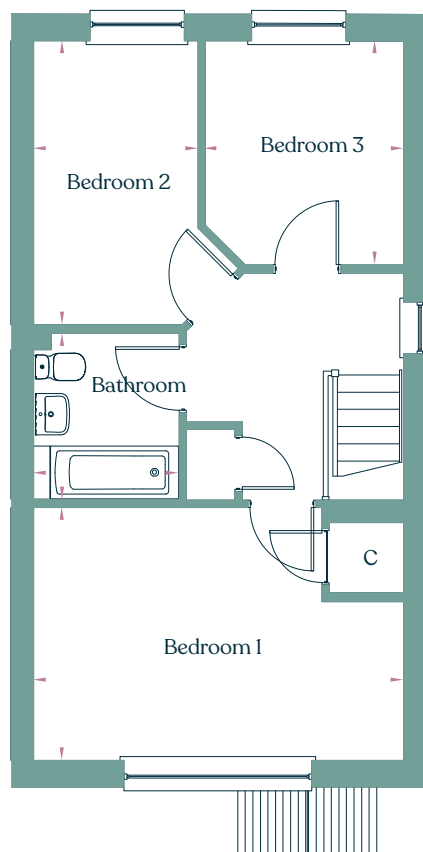
Ashbourne

3 Bedroom House

Plots 14, 22, 28



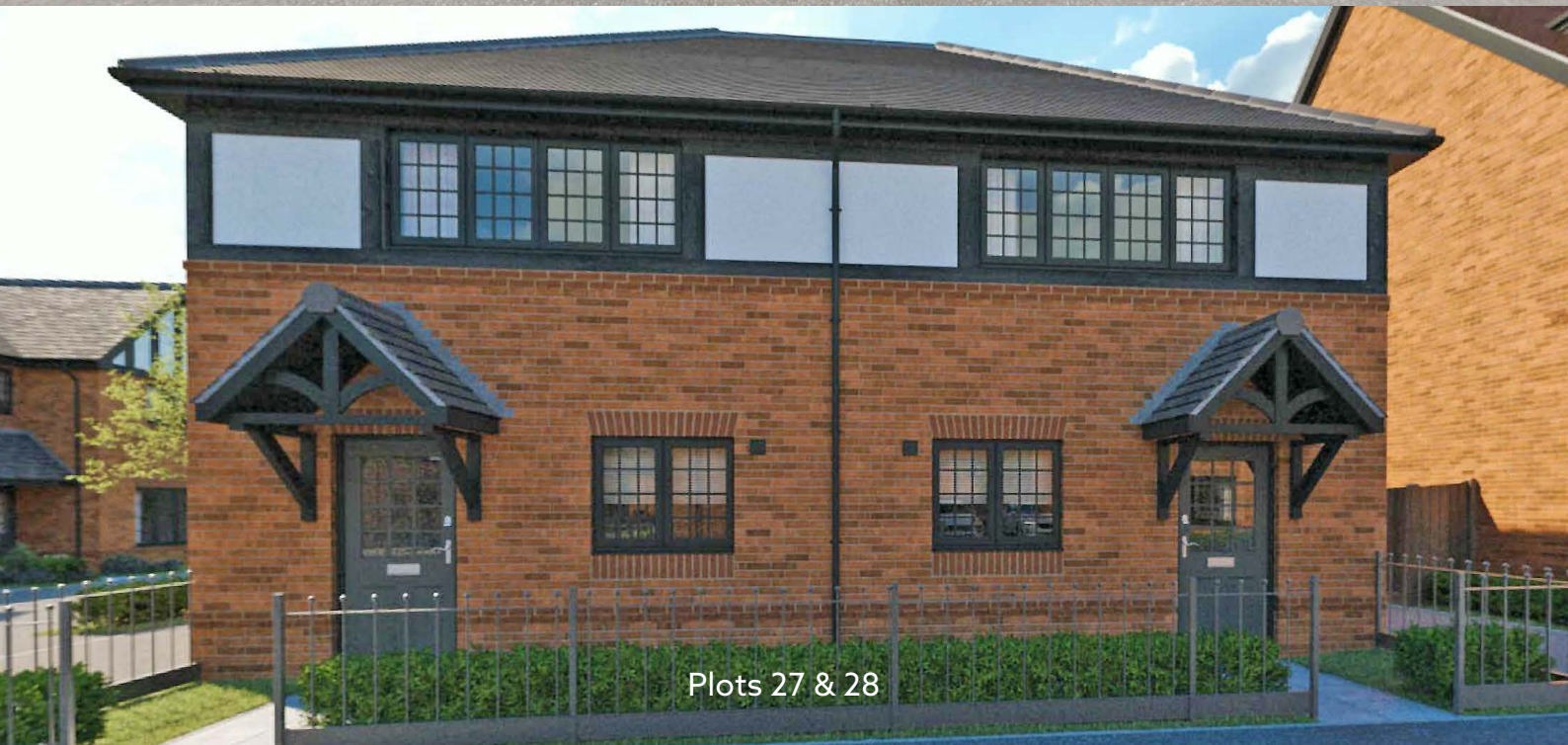
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Specification

Ashbourne 3 bedroom house

Kitchen/diner

- Symphony “Medford” kitchen with matt black bow door handles
- Haier 60 cm induction hob and Hoover double oven
- Glass splashback
- Integrated Hoover fridge-freezer (HOB3518EK) and space for washing machine
- Premium Blanco “Bonus 6S” stainless-steel 1½ bowl sink with Blanco “Opera” tap

Living room/dining

- Light and airy spaces finished in white emulsion paint to walls and ceilings
- Pendant ceiling lighting for flexible décor choices
- White moulded electrical sockets and switches throughout
- TV and telephone points provided for modern connectivity
- Smooth flat-skim ceilings with crisp lines for a contemporary feel

Heating system

- Energy-efficient Air Source Heat Pump system providing sustainable heating
- Radiators installed throughout, designed for optimum comfort and efficiency
- Thermostatic control for easy temperature management

Bedroom one

- Spacious main bedroom decorated in neutral tones ready for personal styling
- Pendant lighting and ample electrical outlets
- White moulded doors with quality Carlisle Brass furniture
- Smooth skirting and architrave in matching white paint finish

Bedrooms two and three

- Designed for flexibility, perfect for guest rooms, children’s rooms, or a home office
- Consistent interior finish with white painted walls and woodwork
- Pendant lighting and plenty of sockets for modern living

Family bathroom

- High-quality Ideal Standard sanitaryware for a clean, timeless look
- Aqualisa Mian Bar thermostatic shower over bath
- Glass shower screen included
- Full-height wall tiling around the bath and splashback areas
- White “Streamline Bumpy Gloss” ceramic tiles for a bright, fresh finish
- Shaver socket fitted as standard

Other internal features

- 2-panel white moulded internal doors with Carlisle Brass handles
- Square spindle staircase with white painted newels and glossed softwood handrail
- Loft access hatch included
- Consumer unit neatly surface-mounted
- EVC electric-vehicle charging point installed as standard

Exterior

- GRP front and rear doors, colour-coordinated externally and finished white internally
- House number plaque, spy hole, security chain, and letterbox all included
- Low-energy lantern light to front entrance and bulkhead light to rear French doors
- Turfed front and rear gardens with outside tap
- UPVC fascia and soffits, black gutters and downpipes for a clean modern look
- Driveway and paving finished in line with the site’s high-quality hard-surfacing scheme

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