



# IVY COTTAGE

HOME 12



SUMMERFIELD  
NURSERIES  
STAPLE

# IVY COTTAGE SPECIFICATION



## KITCHEN FEATURES

- The shaker style kitchen is equipped with a comprehensive range of wall and floor units with stone worktops, up stand and splash back.
- Fully integrated appliances to include an induction hob, with built in extractor, 2 x single ovens with grill, full height fridge and full height freezer, wine cooler and dishwasher.
- Utility is provided with a range of base units, laminate work surface, stainless steel sink and drainer with space for freestanding washing machine and condenser dryer.

## BATHROOM, EN SUITES AND CLOAKROOM

- Contemporary white suites with chrome fittings.
- Cabinetry to cloakroom, en suite 1 and bathroom.
- Heated black towel rail provided to the bathroom and en suites.
- Mirror provided to the cloakroom, bathroom and en suites.
- Shaver socket provided to the bathroom and en suites.
- Ceramic wall tiles to cloakroom, bathroom and en suites.

## ELECTRICAL AND MULTIMEDIA

- Chrome switch plates and sockets throughout.
- Double sockets with USB inserts included in kitchen area, each side of bed position in bedroom 1 and one in each other bedroom.
- Recessed down lights or pendant lighting to all rooms.
- TV and BT points are provided to selected rooms with a provision for Sky Q (box, dish and subscription not included).
- CAT6 cabling from master BT point (under stairs cupboard) to TV position in the living room, study and bedroom 1 to allow for hard wired internet access to these locations only. Other locations to rely on wireless internet access (Subscription not included).
- Car charging station provided.
- Power provided to loft area.

## CENTRAL HEATING AND HOT WATER

- Underfloor heating to ground floor via Air source heat pump with thermostat control. Radiators to first floor with wireless thermostat. Hot water controlled via Hot Water Cylinder.

## PEACE OF MIND

- An alarm system is provided to both the house and garage with PIRs to ground floor, landing and bedroom 1.
- Double glazed PVCu windows and doors with multi point locking system.
- External lighting provided to all external doors.
- A mains fed smoke alarm is fitted to the hall and landing with a battery backup.
- Heat detector provided to the kitchen.

## FINISHING TOUCHES

- Four panel ladder moulded internal doors with chrome fittings finished in a white gloss with full glazed doors to the dining/living area and kitchen/family area.
- Sliding patio door provided to the dining and living area.
- Brick fireplace with bressumer beam and wood burning stove provided to the living area.
- White painted softwood staircase with oak handrail.
- Sliding wardrobe doors with shelf and hanging space in bedroom 1 and 2.
- All internal joinery will consist attractive skirtings and architraves finished in a white gloss.
- Amtico flooring fitted to the dining/living/kitchen/family areas, utility, hallway, study, cloakroom, bathroom and en suites.

## EXTERNAL FEATURES

- Landscaped front garden with feature planting.
- Turf to rear garden with an area of patio.
- External waterproof socket provided.
- External tap provided.
- Garage to have electronically operated 'up and over' door with remote control, power and light.

## AFTERCARE

- Elivia Homes Eastern has a dedicated Customer Aftercare Department providing peace of mind for two years after you move into the property.

## SERVICES

- Mains electricity and drainage.
- BT high speed fibre to the property. Final speed may vary depending on your local network and provider (subject to connection and subscription).

## GUARANTEES

- All the homes come with a ten-year Premier warranty.

## TENURE

- Freehold.
- PEA = B



This brochure has been produced for your guidance only. Whilst every care has been taken, its accuracy cannot be guaranteed. Elivia Homes reserves the right to change the specification without prior notice.

The photographs shown within this brochure depict previous Show Homes by Elivia Homes and do not necessarily relate to this specific development or house type. The specification may therefore vary from that shown.

# IVY COTTAGE - HOME 12

4-BEDROOM, DETACHED



## GROUND FLOOR

Kitchen / Family Area

5490mm x 3935mm  
18'-0" x 12'-10"

Living / Dining Room

7390mm x 5260mm  
24'-2" x 17'-3"

Study

3015mm x 2725mm  
9'-10" x 8'-11"

## FIRST FLOOR

Bedroom 1

3900mm x 3335mm  
12'-9" x 10'-11"

Bedroom 2

3820mm x 3260mm  
12'-6" x 10'-8"

Bedroom 3

4,560mm x 3200mm  
14'-11" x 10'-6"

Bedroom 4

3665mm x 3295mm  
12'-0" x 10'-9"



**ELIVIA**  
— HOMES —

Potential Future  
Development



**12** IVY COTTAGE  
4-BEDROOM, DETACHED



**SUMMERFIELD  
NURSERIES**  
STAPLE

**CONSUMER  
CODE FOR  
HOME BUILDERS**  
[www.consumercode.co.uk](http://www.consumercode.co.uk)

**tsi**  
**APPROVED CODE**  
TRADINGSTANDARDS.UK

*Protection for new-build home buyers*

Summerfield Nurseries is a splendid collection of 17 homes, of which 11 are four-bedroom detached homes for private sale and is situated just outside the village of Staple, Kent.

Summerfield Nurseries  
Barnsole Road  
Staple  
Kent  
CT3 1LD

E: [SummerfieldNurseries@Eliviahomes.co.uk](mailto:SummerfieldNurseries@Eliviahomes.co.uk)

T: 01304 680860