



EAST BROOK PARK

ETCHINGHILL



KEY

1 Broadstone House

2 Thorndon House

3 Ashdown House

4 Parkstone House

5 Self-build

6 Camberley House

NOVEMBER 2023. THE SITE PLAN IS NOT TO SCALE.

SITE PLAN



Pentland
Homes

SPECIFICATION

INDIVIDUALLY DESIGNED KITCHENS

British made luxury matt finish Shaker Style kitchen by ROK available in a range of traditional & contemporary colours

Integrated Siemens wide induction hob with touch controls, two Single Siemens ovens

Integrated dishwasher, two integrated fridge / freezers and built-in wine cooler

Choice of contemporary low-profile laminate worktops with upstand

Soft close drawers / doors

Bespoke range of LVT flooring included to kitchen diner and utility room

LED low energy recessed downlighters and under wall unit lighting

Stainless steel sink featuring single-lever 1810 mixer tap set in stainless steel



QUALITY BATHROOMS & EN-SUITES

Contemporary white Roca bathroom suite, with polished chrome Methven brassware

Electric chrome heated towel rail

A range of porcelain wall tiling to bathroom, WC and en-suite wet walls

Bespoke range of LVT flooring included to WC, bathroom and en-suites

LED low energy recessed downlighters

Basin vanity unit and bespoke full height mirror to bath recess in main bathroom

Rainfall showers and stone resin shower trays

HEATING, ELECTRICAL & LIGHTING

Energy efficient Mitsubishi ecodan air source heat pump

Smart zoned heating including underfloor heating to ground floor and radiators throughout first floor. Hot water provided via a pressurised hot water cylinder

TV / media point provided in the living room

USB double charger points in the kitchen / dining area, living room and bedroom 1

Fibre Optic Connection

WiFi booster point to first floor

SECURITY & PEACE OF MIND

10-year NHBC build warranty and a 2-year Pentland Homes warranty

Mains operated heat detectors

Mains operated smoke detectors with battery back up fitted to hall and landing

LED security porch light with PIR control

Anthracite Grey high security front entrance door with multi-point locking system

INTERIOR FINISHES

Dressing areas with bespoke wardrobes, selection of sliding door choices to Bedroom 1 (plot specific and subject to stage of construction)

Internal single-panel white doors with chrome door furniture

Internal walls and ceiling decorated throughout in British White

EXTERIOR FEATURES

Sandstone patio and paths to rear garden and front path

Handmade oak frame porches to selected plots

External socket & outside tap to rear

Landscaped front garden and turfed rear garden

Individually designed slate house plaque

7.4kw Electric vehicle charge point with built-in WIFI communication

Electrically operated Anthracite grey garage doors

Anthracite grey UPVC windows

Optional upgrades are available, please speak to our sales team.

Intending purchasers must satisfy themselves by inspection or otherwise of items included. The specification may be liable to change due to availability of materials and changing products. Information correct at time of going to press. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making reservation.

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