

INTRODUCING
Ilex Meadows
AN EXCLUSIVE DEVELOPMENT OF 3 & 4
BEDROOM HOUSES



PLOT 1

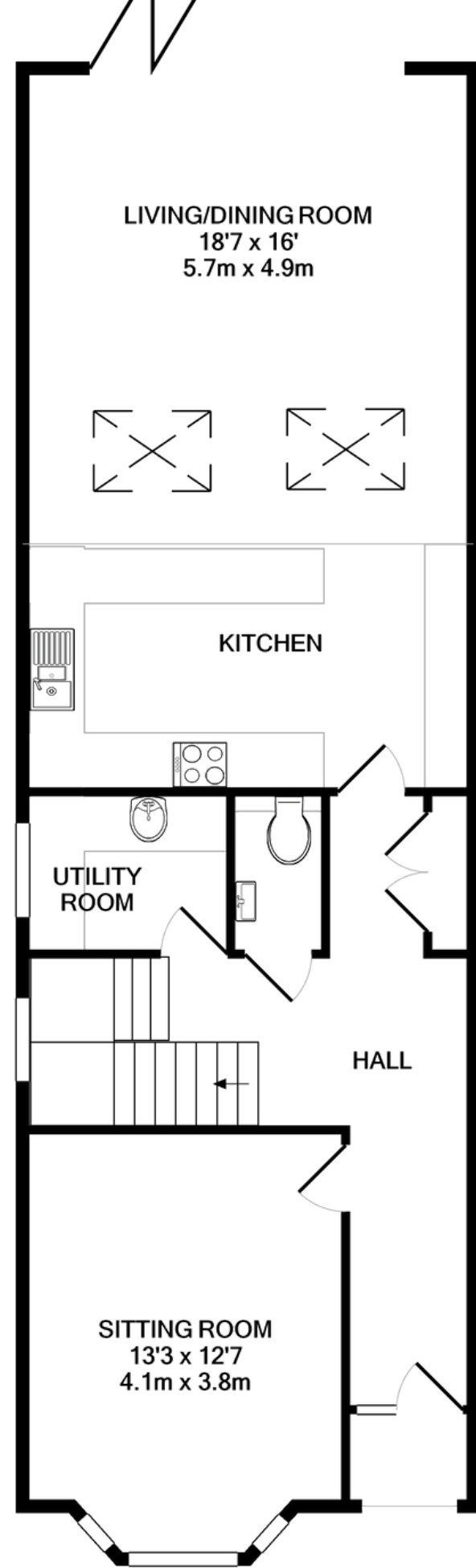
Hollybush House



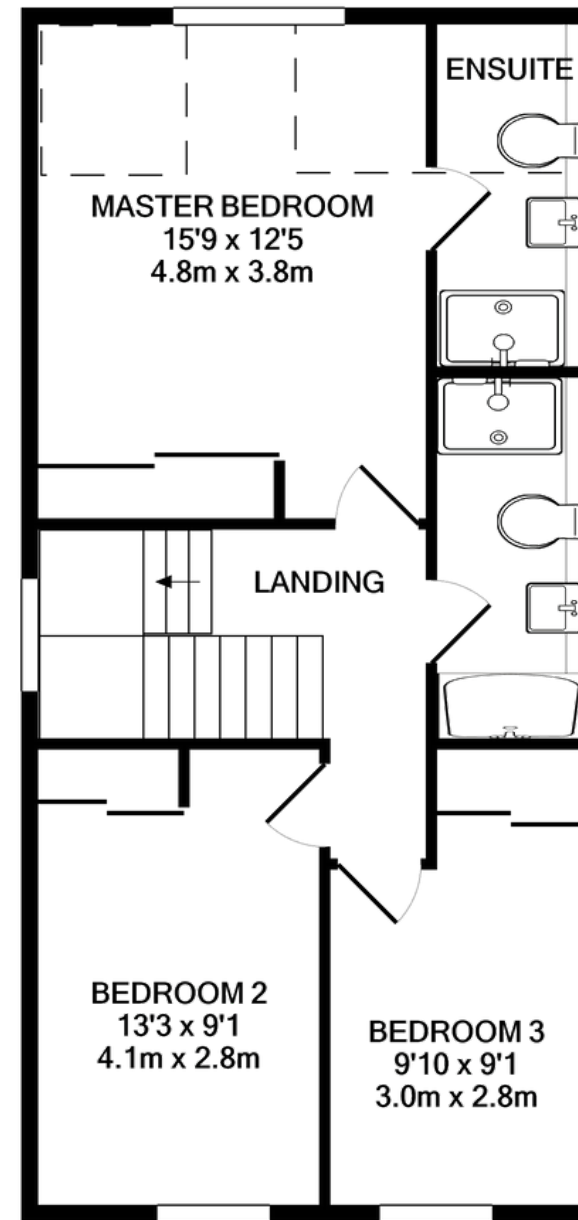
PLOT 2

Catberry House





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1638 SQ.FT. (152.1 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PLOT 3

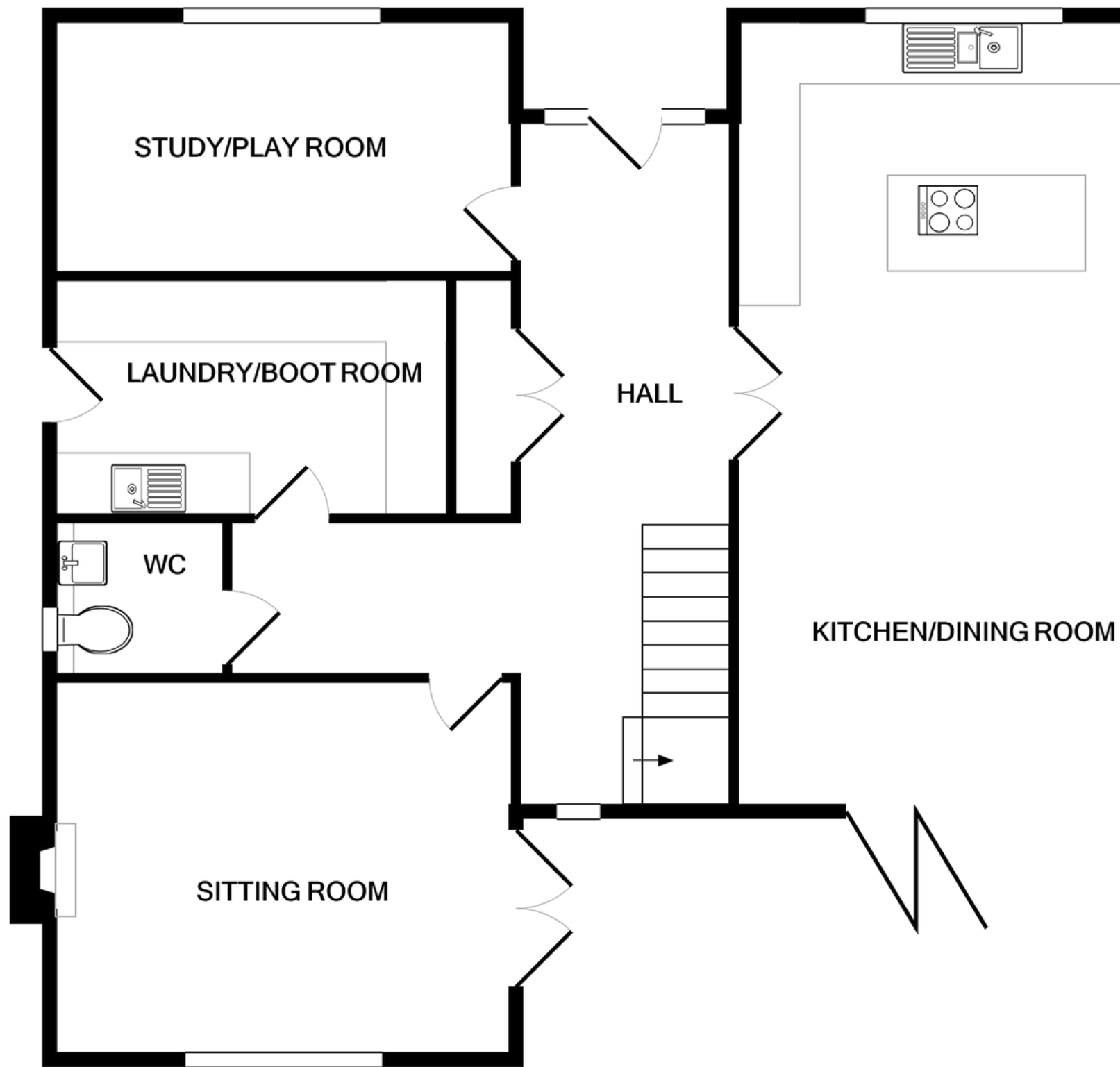
Winterberry House



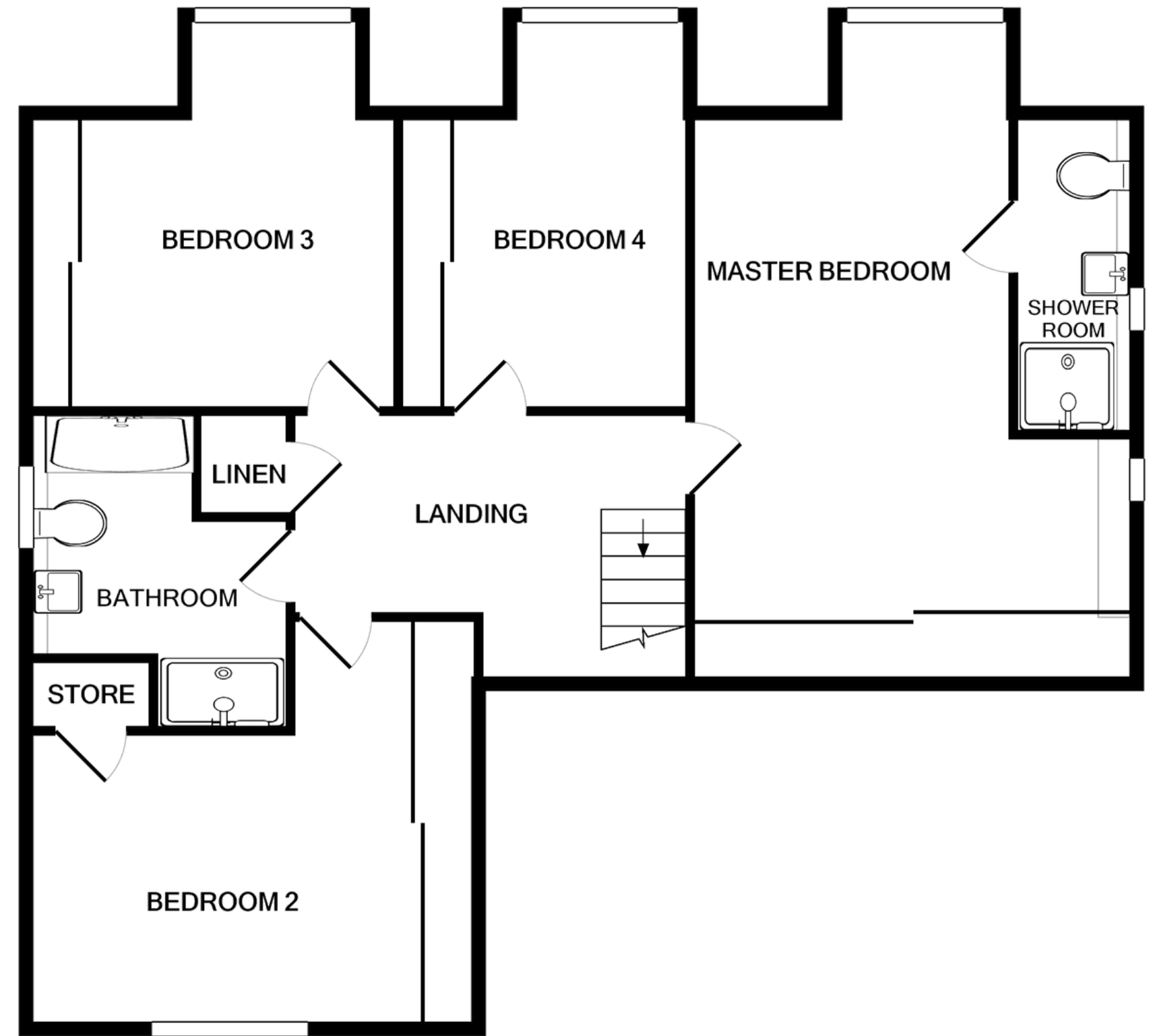
PLOT 4

Inkberry House





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 2764 SQ.FT. (256.8 SQ.M.)

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Previous Developments by Rockwell Homes



Specification

Kitchens

Contemporary or Shaker Style kitchen of choice with soft closing cabinetry and drawer units, integrated appliances, Quartz worktops

Bathrooms/En-suites/Shower Rooms & Cloakrooms

- Porcelanosa or similar white sanitary wear with chrome fittings
- Electric heated towel rail (excl. cloaks)
- Vanity units to Master Ensuite and Family Bathroom
- Mirror cabinets with integral shaver points
- Slimline shower trays throughout
- Fully tiled bathrooms and fully tiled shower areas with Porcelanosa tiles
- Choice of Porcelanosa tiles.

Flooring

- Porcelanosa floor tiles to the kitchen/dining/living room, laundry/boot room, cloakroom, bathroom and en suite.
- Carpets to all other areas

Internal Finishes and electrics

- Solid block and beam to first floor
- Weighted oak internal doors with chrome door handles (glazed to lounge and kitchen)
- Oak finished balustrade, Newel posts and spindles to staircase
- Flat plate polished chrome light switches throughout
- LED lights throughout (dimmable in Master bed, Kitchen/dining/living)
- Satin finished MDF 150 mm skirting, matching architrave
- Airing cupboard shelving
- Water softener
- Walls finished to emulsion
- Ceilings in white matt emulsion

Security & Heating.

- NACOSS approved wired alarm system with front door contact, hallway PIR, bed 4 PIR, kitchen PIR, sitting room PIR, landing PIR, front of house bell box, rear of house dummy bell box, landing sounder and digital keypad.
- Gas fired central heating and unvented cylinder storage
- Underfloor heating to the ground floor and first floor
- Mains operated smoke detectors with battery backup
- Mains operated heat detector in Kitchen
- Security locks to all windows to Part Q Regulations
- Front Door to Part Q security Regulations
- Gas stove to sitting room
- Solar panels

Specification

External Finishes

- Slate grey powder coated aluminium windows with polished chrome ironmongery with secure by design locking mechanism
- Aluminium double glazed rear patio bifold doors to living room with secure by design locking mechanism with one-way glass if possible.
- Patios in buff paviours
- Plain tile roof tiles
- Red multi-facing brick facing
- Flint detailing
- Roof mounted solar PV's as required for building control purposes.
- Block paved driveway
- Front and side hedging
- Garden laid to grass
- Outside tap

Store/Shed

- Internal painted block work
- Strip Lighting
- Conduit power sockets

External Electrics

- 6 x Up/down brushed stainless steel LED lights (4 to rear and 2 to front of house) • 2 x LED downlights to porch on PIR Sensor
- 1 x Twin headed LED security light on garage
- 1 x double outdoor socket
- EV charging point

Detached Garage

- Up and over garage door with remote fob operation • Flint detailing
- Strip lighting
- Conduit power sockets
- Tap

Audio Visual

- All TV points wired for sky and internet with the option for all equipment to be located in AV cupboard. Each TV point to include 3 x cat6 points and 1 x twin coax point
- Houses to be digital TV and sky ready with aerial installed and connected on roof with a wired TV booster located back in AV cupboard
- 18u Data rack included with patch panel and TV booster
- Wired and ducted for Virgin Media or BT Openreach if available