

# Daydawn



Plot 4 Specifications

**FIVEWALK**  
HOMES

# Daydawn

## Plot 4 Specifications



### RECEPTION ROOMS

- Cornicing to principal rooms
- Panelled doors throughout
- Chrome door furniture
- High quality PVCU casement style windows with security locks
- 5 amp lighting to principal rooms
- Bespoke fireplace
- Facility for wall mounted plasma TV

### KITCHEN

- Cornicing
- Handcrafted bespoke kitchens with granite work surfaces
- Porcelain tiled floor
- Fully integrated appliances throughout to include:
  - American-style fridge/freezer
  - Washing machine
  - Tumble dryer
  - Dishwasher
  - Double eye-level oven and hob
  - Microwave
  - Coffee maker
  - Chilled wine cabinet

### BATHROOM/EN SUITES

- Cornicing
- Porcelain hand basins
- Porcelain floor and wall tiling
- Limestone surfaces
- Mirrored fittings and LED lighting
- Spa or Whirlpool baths
- Mains pressure showers
- Chrome heated towel rails
- Chrome polished taps and shower fittings

### BEDROOMS

- Cornicing
- En suite bath or shower rooms to the master bedroom
- Fitted wardrobes with lighting and chrome hanging rails

### ATTACHED DOUBLE GARAGE

- Insulated electric up and over doors
- Lighting
- Power points

### EXTERNAL

- Jacuzzi, hot tub or swimming pool
- Landscaped gardens with lawned area and paving
- Front driveway with traditional brick pavements/electric entry gates/external LED lighting
- External lighting to rear

### SERVICES

- Gas fired thermostatically controlled underfloor heating to ground floor
- Traditional radiators to first and second floors supplied by individual gas fired boiler with pressurised hot and cold water system
- Full heat and smoke detection system
- Satellite, terrestrial TV and telephone outlet points to principal rooms
- Mains water, gas, electricity and telephone
- Intelligent lighting systems

### SECURITY

- Video entry system
- Security alarm system
- Individual wall mounted safe
- Insurance approved five lever deadlock
- Security locks to all windows



## Detached house plot 4

### Ground Floor

#### Gross Internal Floor Area

141m<sup>2</sup> (1515ft<sup>2</sup>)

#### Exc. Attached Garage

33m<sup>2</sup> (355ft<sup>2</sup>)

#### Lounge

8.165m x 3.950m (26'9" x 13'0")

#### Dining Room

4.325m x 3.440m (14'2" x 11'3")

#### Kitchen/Breakfast Room

6.200m x 4.325m (20'4" x 14'2")

#### Study

5.465m x 3.350m (17'11" x 11'0")

#### Conservatory

3.720m x 3.440m (12'2" x 11'3")

#### Garage

5.960m x 5.465m (19'7" x 17'11")

#### Hallway

7.145m x 3.175m (23'5" x 10'5")

#### Porch

1.865m x 1.085m (6'1" x 3'7")

#### Utility Room

2.495m x 1.800m (8'2" x 5'11")

#### Cloakroom

2.495m x 1.275m (8'2" x 4'2")



## 1st Floor

**Gross Internal Floor Area**  
160m<sup>2</sup> (1720ft<sup>2</sup>)

### Master Bedroom

5.725m x 4.250m (18'9" x 13'11")

### Dressing Room

4.250m max x 2.935m (13'11" max x 9'8")

### En Suite

3.200m max x 2.375m (10'6" max x 7'10")

### Bedroom 2

4.625m x 4.140m (15'2" x 13'7")

### En Suite

2.795m x 1.200m (9'2" x 3'11")

### Bedroom 3

7.700m max x 4.665m (25'3" x 15'4")

### En Suite

2.370m x 1.800m (7'-9" x 5'-11")

### Bedroom 4

4.625m x 2.650m (15'2" x 8'8")

### Bedroom 5

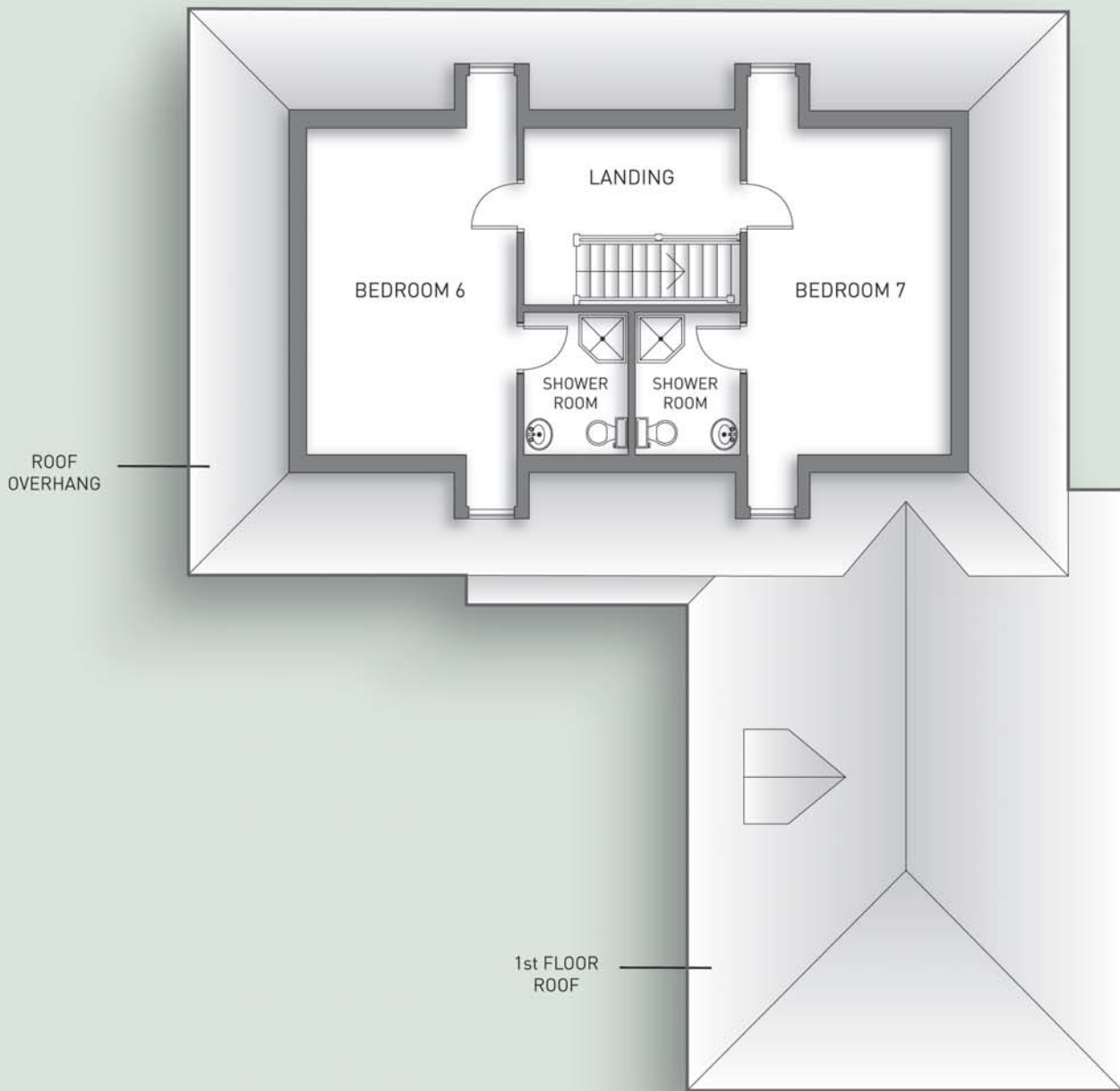
3.425m x 3.050m (11'3" x 10'0")

### Bathroom

2.795m x 2.735m (9'2" x 9'0")

### Landing

4.845m x 4.675m (15'11" x 15'4")



## 2nd Floor

**Gross Internal Floor Area**  
61m<sup>2</sup> (655ft<sup>2</sup>)

### Bedroom 6

5.600m x 3.665m (18'-4" x 12'-0")

### Bedroom 7

5.600m x 3.565m (18'-4" x 11'-8")

### Landing

3.790m x 3.045m (12'-5" x 10'-0")

### Shower Room

3.790m x 1.965m (12'-5" x 6'-5")

### Total Floor Gross Internal Area

362m<sup>2</sup> (3890ft<sup>2</sup>)

### Exc. Attached Garage

33m<sup>2</sup> (355ft<sup>2</sup>)

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Site Plan



**FIVEWALK**  
HOMES

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