



The Birch

3 bedroom homes

Berkeley
Designed for life

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Total internal area: 92.4 sq m / 994.6 sq ft

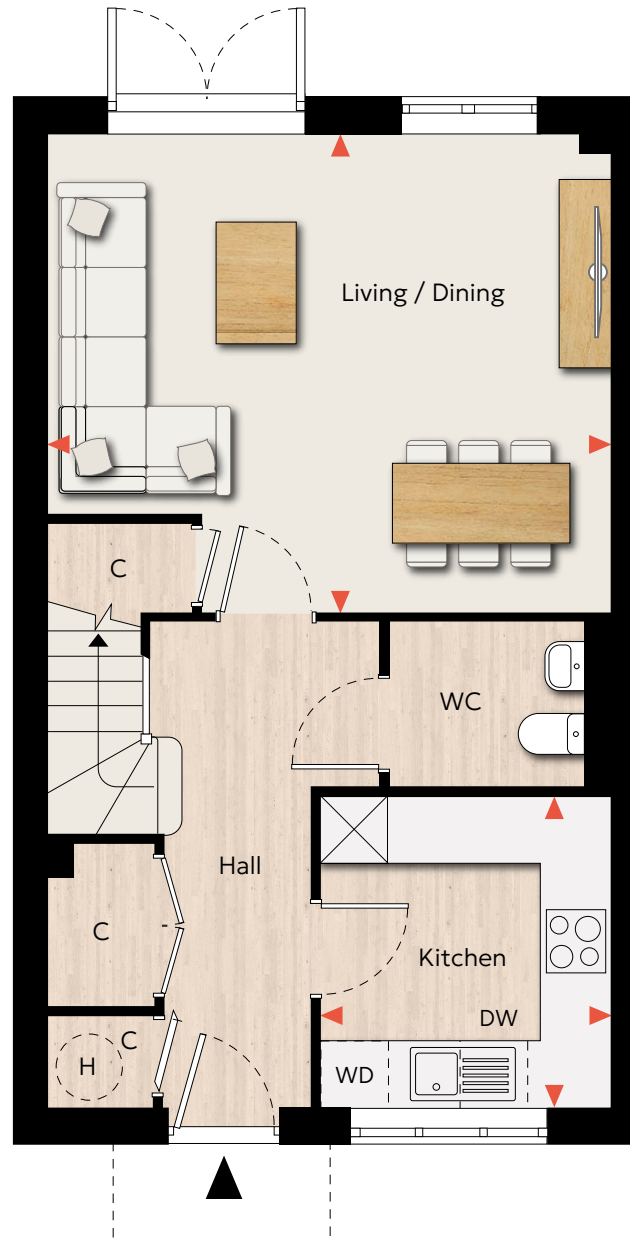
Plots

06*, 07, 11, 12, 13, 14*, 15, 20, 23*, 29*, 37, 38, 39, 56, 57, 58, 59, 60, 61, 67, 68*, 69*, 70, 71, 80*, 81, 82*, 83, 84*, 85, 87*, 88, 95*, 103, 106*, 108*, 129, 130, 131, 165*, 168* & 169

* Plot is handed



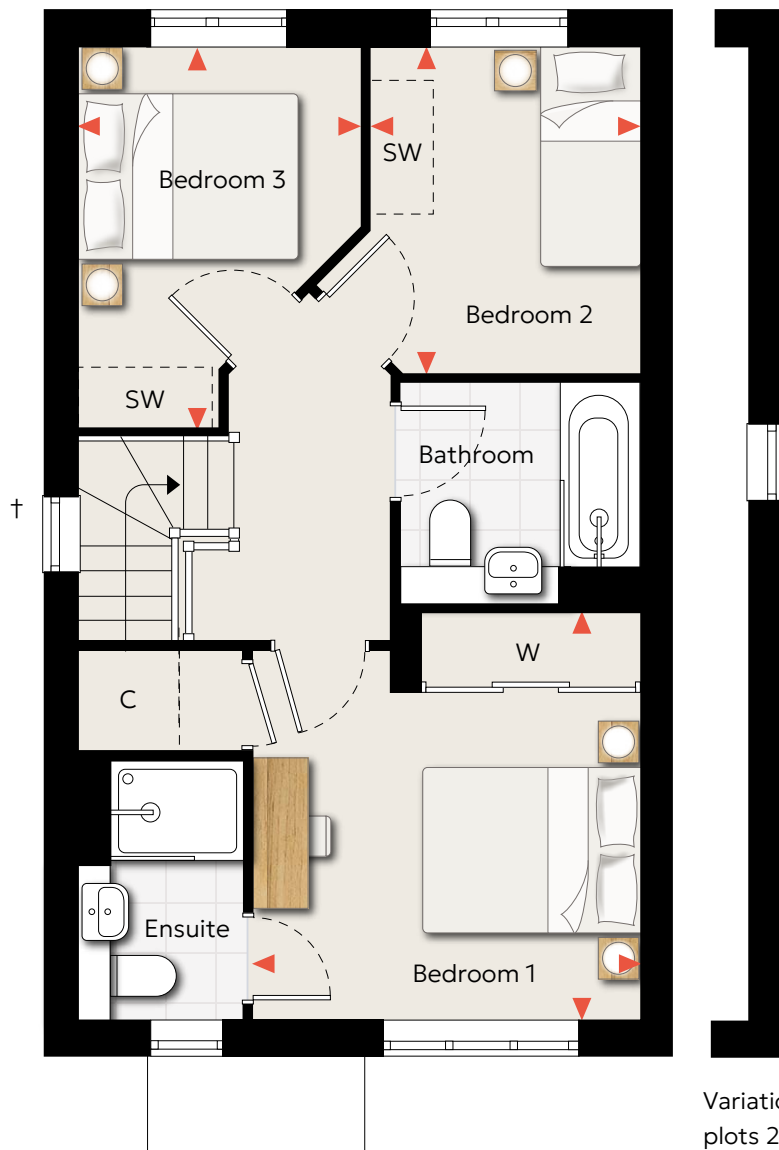
Ground floor



Variation for
plots 20, 23,
29, 37, 59, 84,
85 95, 104,
106 & 165

Variation for
plots 56 & 108

First floor



† Window is omitted for plots 11, 12, 20, 23, 29, 37, 38, 56, 57, 59, 60, 68, 69, 70, 71, 80, 81, 82, 83, 84, 85, 87, 88, 95, 103, 106, 108, 129, 130, 131 & 165

Variation for plots 20, 23, 29, 37, 56, 59, 84, 85, 95, 103, 106, 108 & 165

Ground floor

Living/Dining

5.16m x 4.39m 16'11" x 14'5"

Kitchen

2.85m x 2.65m 9'4" x 8'8"

First floor

Bedroom 1

3.73m x 3.56m 12'3" x 11'8"

Bedroom 2

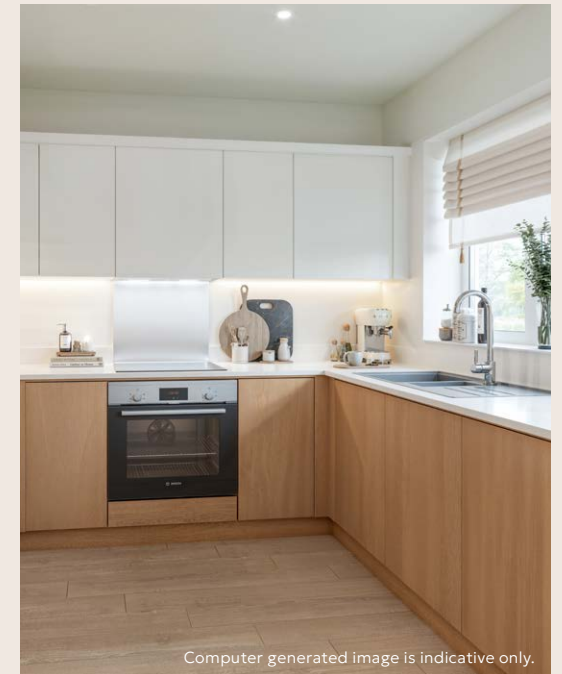
2.99m x 2.48m 9'10" x 8'2"

Bedroom 3

3.50m x 2.59m 11'6" x 8'6"

Key

C	Cupboard
W	Wardrobe
SW	Space for Wardrobe
H	Hot Water Cylinder
WD	Washer/Dryer
DW	Dishwasher



Specification

Individually designed kitchens

- Contemporary styled kitchen incorporating a choice of door and Laminate worktops with upstand
- Bosch integrated oven
- Bosch induction hob
- Integrated extractor
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washer/dryer to kitchen/utility cupboard
- Stainless steel sink with mixer tap

Quality bathrooms

- Contemporary styled bathroom
- Vanity basin to bathroom and en-suites
- Mirrored wall unit and shaver socket in bathroom and en-suites
- Bathroom with shower over bath and screen
- WC with dual-flush plate, concealed cistern and soft-close seat

- Chrome finish dual fuel heated towel rails to first floor bathroom and en-suites
- Ceramic wall tiles to wet areas with feature tiling to integrated vanity units

Heating, electrical & lighting

- Latest generation Air Source Heat Pump providing heating and hot water
- Underfloor heating with room thermostats to ground floor. Individual thermostat controlled radiators to first floor rooms
- LED downlights to kitchen, bathroom, en-suites and cloakroom

Home entertainment & communications

- Wiring for Sky Q
- TV aerial point in living room, dining room, play room and bedroom
- USB charging points provided to kitchen and master bedroom (only)

Interior finishes

- Painted internal doors with chrome finish door furniture
- Painted staircase
- Full height wardrobe with sliding doors to bedroom 1
- Satin paint finish to all internal joinery
- Karndean flooring throughout the ground floor and living room if separate from kitchen
- Fitted carpets to living room, stairs, landing and all bedrooms

External

- External light to front door and lights at rear
- Turf to rear garden
- External power point
- External tap and water butt provided
- Installed car charging point to driveway (remote EVC where there is no driveway)
- Sheds to all properties with gardens

Security & peace of mind

- High security front entrance door with multi-point locking system
- Facility for future wireless alarm system
- Mains fed smoke detector with battery backup, fitted to hall and landing
- 10-Year building warranty provided by NHBC

SALES & MARKETING SUITE

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Specification is at draft stage and subject to change. Kitchen layout is indicative only and may vary. Floorplans shown for Eastbrook Village are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Eastbrook Village is a marketing name and will not necessarily form part of the approved postal address. Site plan (including Marketing names) is indicative only and subject to change. Applicants are advised to contact Berkeley Homes to ascertain the availability of any particular property. Type 3.2. Issue Date: August 2025.