

Specification

Individually designed kitchens

- Contemporary styled kitchen incorporating a choice of door and solid surface worktops with upstand
- Bosch integrated oven
- Bosch integrated microwave oven
- Bosch induction hob
- Integrated extractor
- Integrated Bosch fridge / freezer
- Integrated Bosch dishwasher
- Pre-Plumbed location for washer / dryer in utility room
- Stainless steel undermount sink with mixer tap

Home entertainment & communications

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

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 ensuites
- Ceramic wall tiles to wet areas with feature tiling to integrated vanity units

External

- External light to front door and lights at rear
- Turf to rear garden
- External tap and water butt provided
- Installed car charging point to driveway
- Sheds to all properties with gardens

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, ensuites and cloakroom

Interior finishes

- Painted internal doors with chrome finish door furniture
- Painted staircase with stained oak handrail
- 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

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

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Berkeley
Designed for life

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 4.1. Issue Date: September 2025.



The Oak
4 bedroom detached homes

Berkeley
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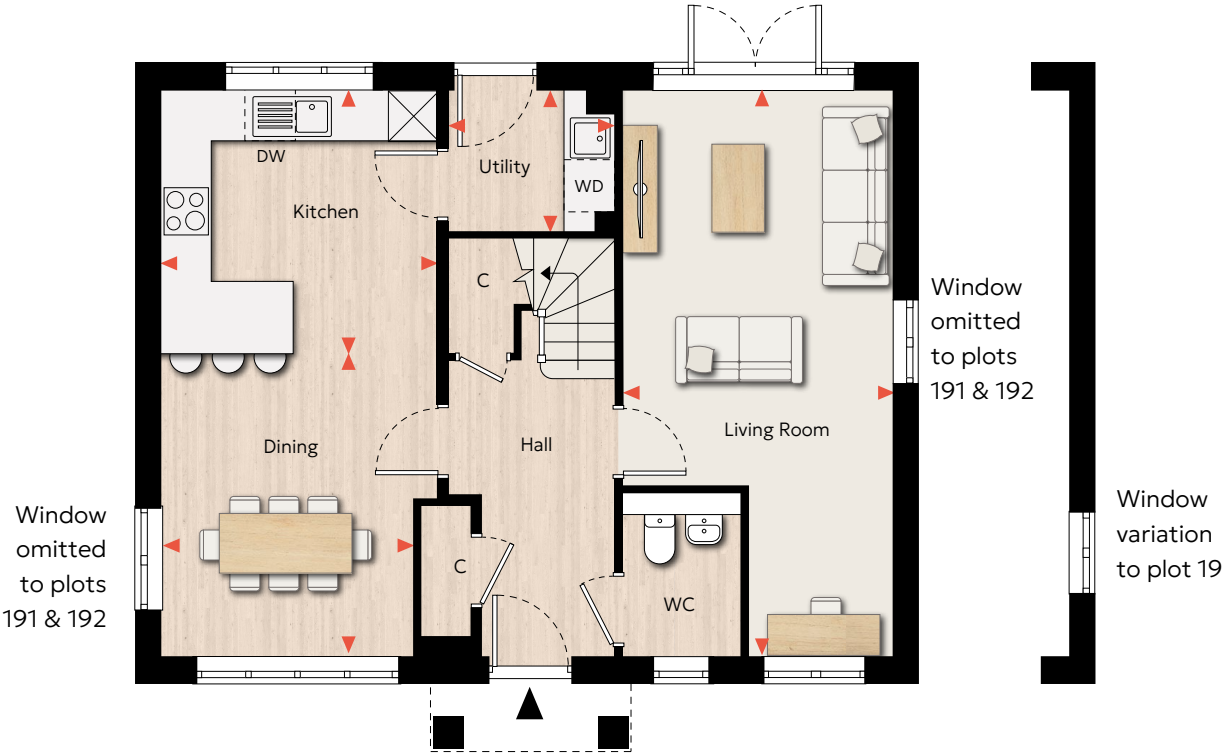
The Oak

4 bedroom detached homes
Total internal area: 124.2 sq m / 1,336.9 sq ft

Plots
182, 191, 192

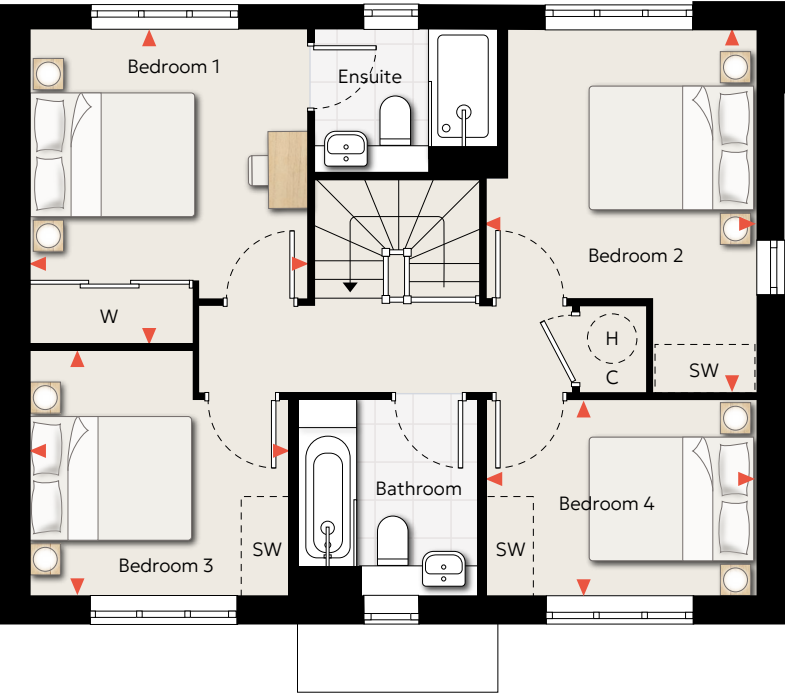


Ground floor



Kitchen	3.38m x 3.25m	11'1" x 10'8"
Dining Room	3.69m x 3.38m	12'1" x 11'1"
Living Room	6.94m x 3.30m	22'9" x 10'10"
Utility	2.04m x 1.73m	6'8" x 5'8"

First floor



Bedroom 1	3.83m x 3.44m	12'7" x 11'3"
Bedroom 2	4.45m x 3.30m	14'7" x 10'10"
Bedroom 3	3.21m x 3.01m	10'6" x 9'11"
Bedroom 4	3.30m x 2.40m	10'10" x 7'10"

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



Computer generated image is indicative only.



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