



Computer generated image is indicative only.

The Redwood

5 bedroom detached homes

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Total internal area: 164.6 sq m / 1,771.7 sq ft

Plots

31, 32, 44, 189 & 190*

* Plot is handed



Ground floor

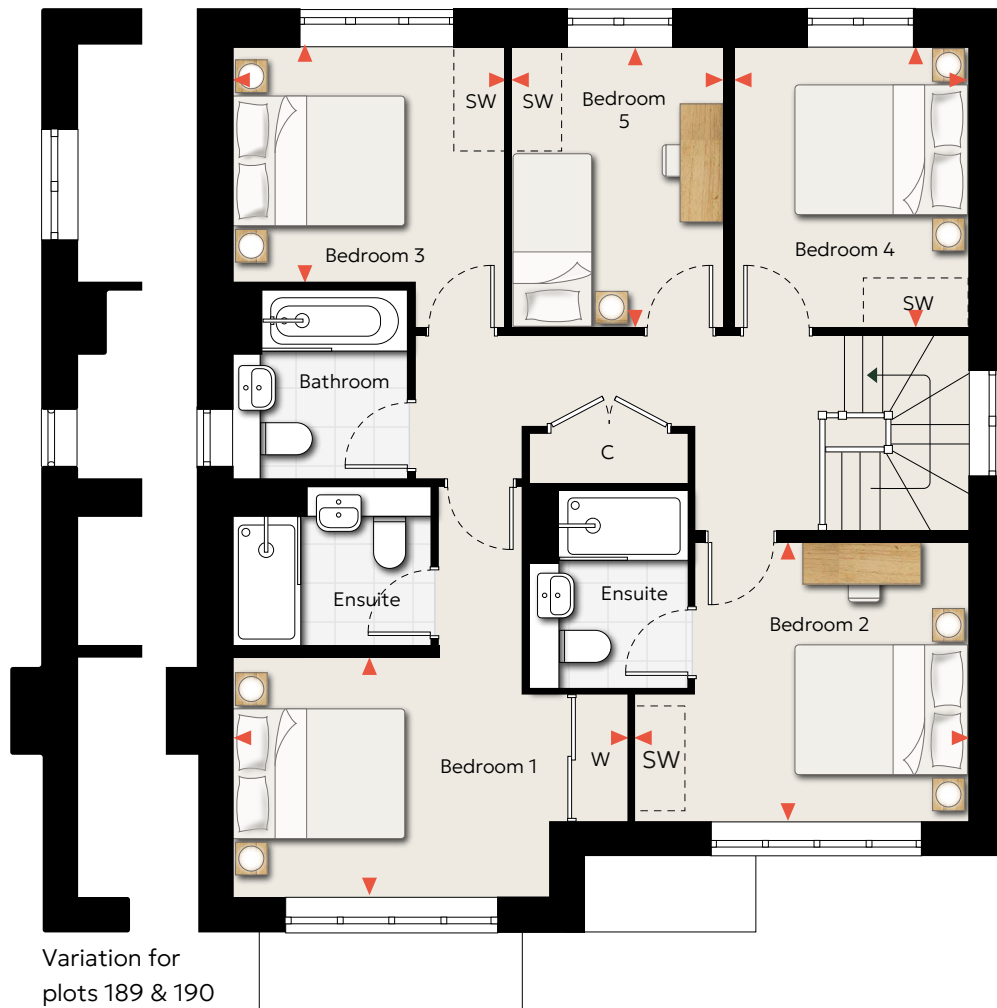


Kitchen/Dining/Family	8.62m x 3.24m	28'4" x 10'8"
Living Room	5.07m x 3.67m	16'8" x 12'1"
Study	3.31m x 2.42m	10'10" x 7'11"
Utility	2.21m x 1.88m	7'3" x 6'2"

† Window to plot 190 only

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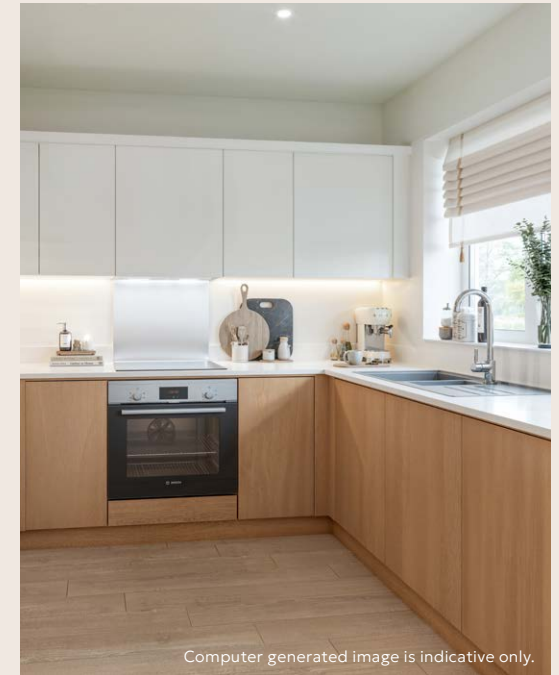
First floor



Bedroom 1	4.81m x 4.36m	15'9" x 14'4"
Bedroom 2	4.17m x 3.26m	13'8" x 10'8"
Bedroom 3	3.17m x 2.77m	10'5" x 9'1"
Bedroom 4	3.30m x 2.75m	10'10" x 9'0"
Bedroom 5	3.30m x 2.48m	10'10" x 8'2"

Key

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



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 washing machine in utility room
- Tumble dryer space provided in utility room
- Stainless steel undermount 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 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

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
- 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 5.2. Issue Date: August 2025.