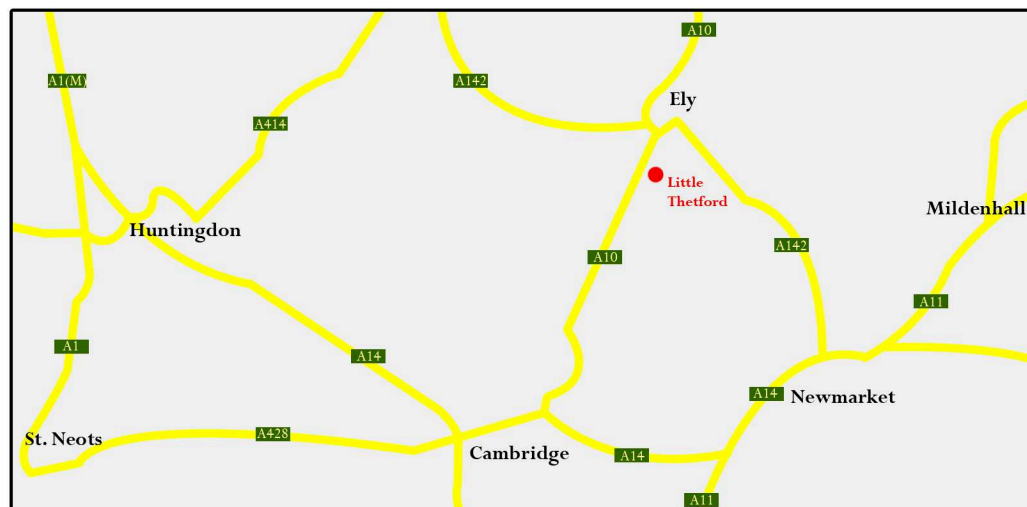


The Oaks, Little Thetford



The Oaks is a development of just 4 properties, consisting of 3 and 4 bed detached bungalows & one 4 bed detached house. Set in the attractive village of Little Thetford, this village is within easy reach of Cambridge and the historic City of Ely, with main line railway station providing services to London, Cambridge, Kings Lynn and Peterborough

Little Thetford is conveniently positioned for the Cambridge London A10 which feeds the A14 East-West and the M11/A11 London-Norwich trunk road.



THE OAKS, Little Thetford

general specification

Kitchen:

- Neutral style units with matching continuous plinth, contrasting worktops .
- 1.5 bowl white ceramic sink top with chromium mixer tap.
- Smeg Stainless Steel double electric oven.
- Black Touch Control Electric Ceramic Hob.
- Stainless Steel Chimney Hood.
- Built in 50/50 fridge/freezer.
- Integrated dishwasher.
- Integrated Washer/Dryer
- Rhinofloor vinyl flooring .
- Under cupboard lighting to kitchen wall units.
- Contrasting wall tiles laid in stretcher pattern to underside of wall units.

Shower Room:

- White close coupled suite with matching seat, white pedestal wash basin and chromium mixer tap with pop up waste.
- White shower tray, chrome shower door with clear glass.
- Chromium shower valve with fixed riser.
- Johnson Classics CICS2A Travertine tiles to full height – Satin .
- Shaver light over basin.
- Rhinofloor vinyl flooring .

Bedroom 1:

- Built in wardrobes consisting of light coloured doors with full height mirror to centre doors.

Lounge:

- Black coloured contemporary curved wood burning stove, stood upon a matt black slate hearth.

Bathroom:

- White pedestal wash basin and chromium finished basin mixer with pop up waste.
- Close coupled w.c. suite with matching white seat.
- Acrylic shower bath, glass shower screen and chromium shower mixer tap.
- Half height wall tiling from Johnsons Classics CICSIA Carrara.Full height tiling to bath area .
- Shaver light over basin.
- Rhinofloor vinyl flooring .

Ceilings:

- Smooth finish ceilings with sculptured coving.

GRP Composite Entrance Doors:

- Front Door in jet black finish with glass panels to top half, letter plate, knocker and 3 point espagnolette locking with lever furniture finished in chrome.
- Rear Door in white finish with clear glass panels, 3 point locking and chrome lever handle.
- Personal garage door, white finish with clear glass and chrome lever handle.
- Garage door with metal frame in white and stainless steel handle.

Internal Doors:

- 6 panel doors painted white with polished chrome handles.

Electrical:

- Telephone point to Hall.
- Multimedia socket plate consisting of Satellite, TV, FM/ DAB radio and BT to Lounge and Bedroom 1.
- External light to front and rear.
- Spur point for alarm in the hall.
- Power and light to garage.
- Low energy downlights fitted to the ceiling in bathroom, shower room & kitchen.

Miscellaneous:

- Central Heating provided by an Air Source Heat Pump with Underfloor Heating.
- All internal walls to be painted Magnolia, internal and external woodwork to be painted white gloss.
- Guttering to be white PVCu box-section.
- Outside tap.
- Patio area to be provided outside the folding/French doors.
- Fencing to be Wooden Panels with concrete posts and gravel boards.
- PVCu windows, folding and French doors to be fitted with sealed double glazed units.
- White PVCu Fascia, Bargeboards and internal window boards.
- Wall insulation between the cavities.
- Natural Tegula traditional paviors to parking areas.

IMPORTANT NOTICE Although care has been taken in the preparation of these particulars, plans and specification, their accuracy is not guaranteed and they are subject to updating and variation, due to Governing Authorities and availability of materials from Suppliers.

MAIN STREET, LITTLE THETFORD



- Plot 1. House Type EASTON
- Plot 2. House Type WALTHAM KG (w)
- Plot 3. House Type WALTHAM K (w)
- Plot 4. House Type LINCOLN G (w)



Easton (W) four bedroom house



GROUND FLOOR

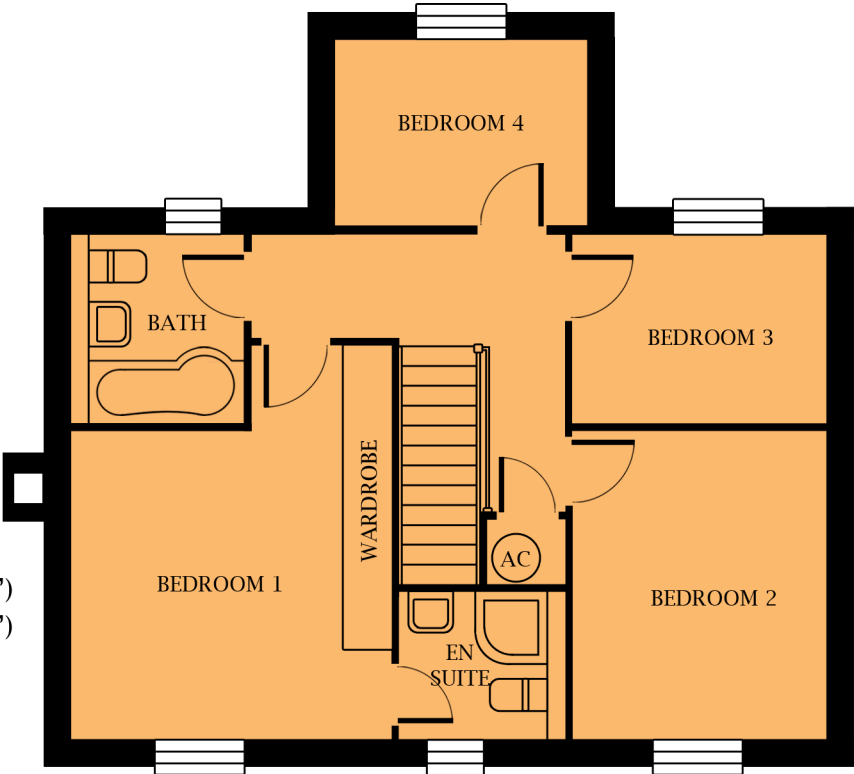
EASTON
4 bedroom house

Lounge	3.465m (11'4")	x	5.530m (18'2")	Bed 1	4.325m* (14'2")	x	3.510m (11'6")
Kitchen	4.675m* (15'4")	x	2.690m (8'10")	Bed 2	2.770m (9'1")	x	3.375m (11'1")
Dining	3.720m* (12'3")	x	2.735m (9'0")	Bed 3	2.770m (9'1")	x	2.050m (6'9")
Utility	1.761m (5'9")	x	1.995m (6'7")	Bed 4	2.730m (8'11")	x	1.995m (6'7")
WC	0.864m (2'10")	x	1.995m (6'7")	Bathroom	1.875m (6'2")	x	2.050m (6'9")
				En Suite	1.820m (6'0")	x	1.590m (5'3")

* - Maximum Dimensions (including wardrobes to bedroom)

This layout is indicative only - no dimensions should be scaled from this plan

- WM = Space for Washing Machine
- TD = Space for Tumble Dryer
- FF = Fridge Freezer
- DW = Dishwasher
- C = Cupboard
- AC = Airing Cupboard
- WB = Wood Burning Stove



FIRST FLOOR

Easton (W) four bedroom house

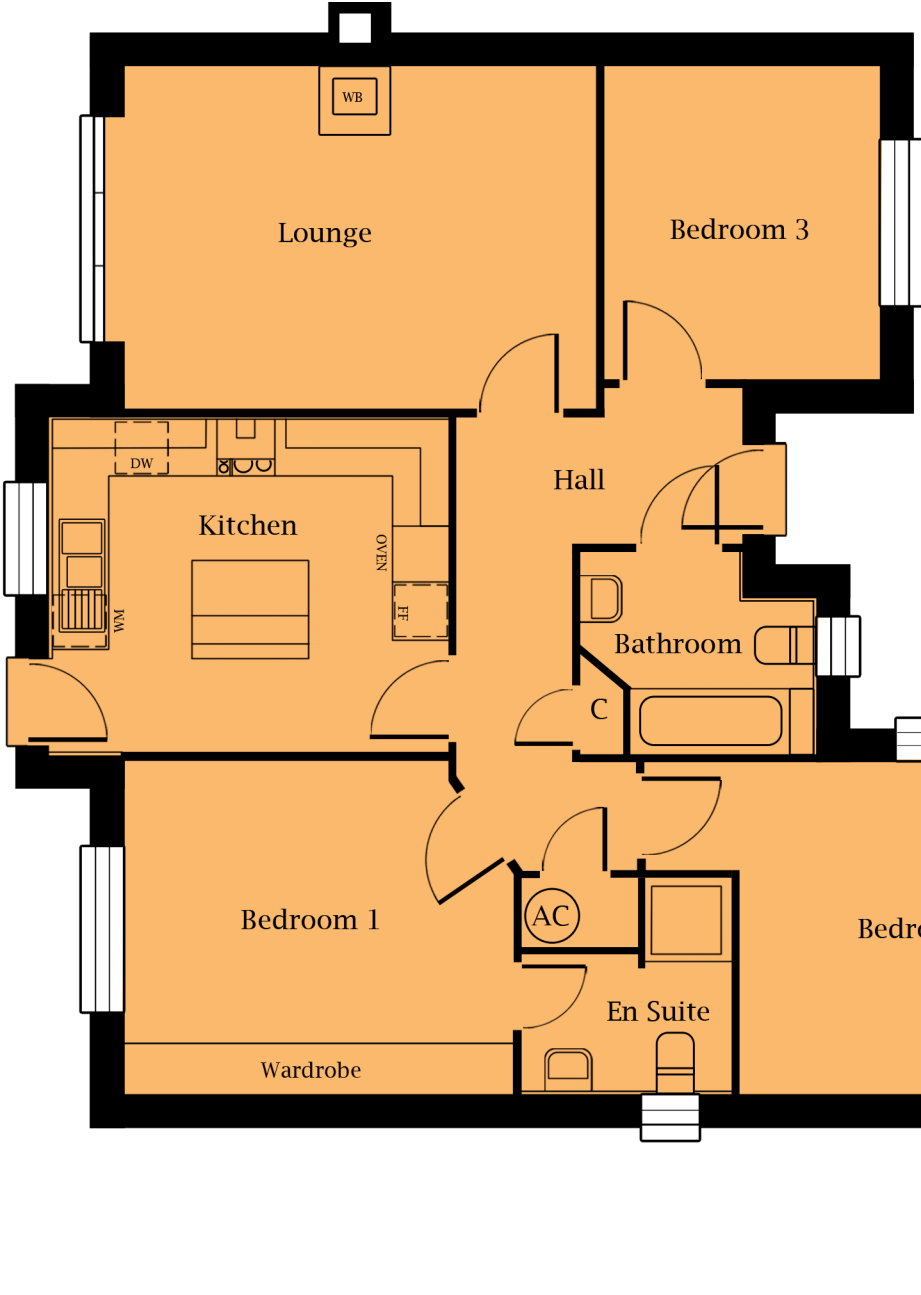


PRN190319

Please Note: This image is taken from another development but is indicative of the design

REASON HOMES

Waltham KG three bedroom bungalow



WALTHAM KG
three bedroom bungalow

Lounge	5.000m (16'5")	x	3.635m (11'11")
Kitchen	4.228m (13'10")	x	3.540m (11'7")
En Suite	2.220m (7'3")	x	2.265m (7'5")*
Bedroom 1	4.115m (13'6")*	x	3.524m (11'7")
Bedroom 2	3.815m (12'6")	x	3.484m (11'5")*
Bedroom 3	2.900m (9'6")	x	3.285m (10'9")
Bathroom	2.480m (8'2")*	x	2.141m (7'0")*

* Max dimension (includes depth of wardrobes in master bedroom).

- FF = Fridge Freezer
- WM = Washing Machine
- DW = Dishwasher
- AC = Airing Cupboard
- C = Cupboard
- WB = Wood Burning Stove

This layout is indicative only -
no dimensions should
be scaled from this plan

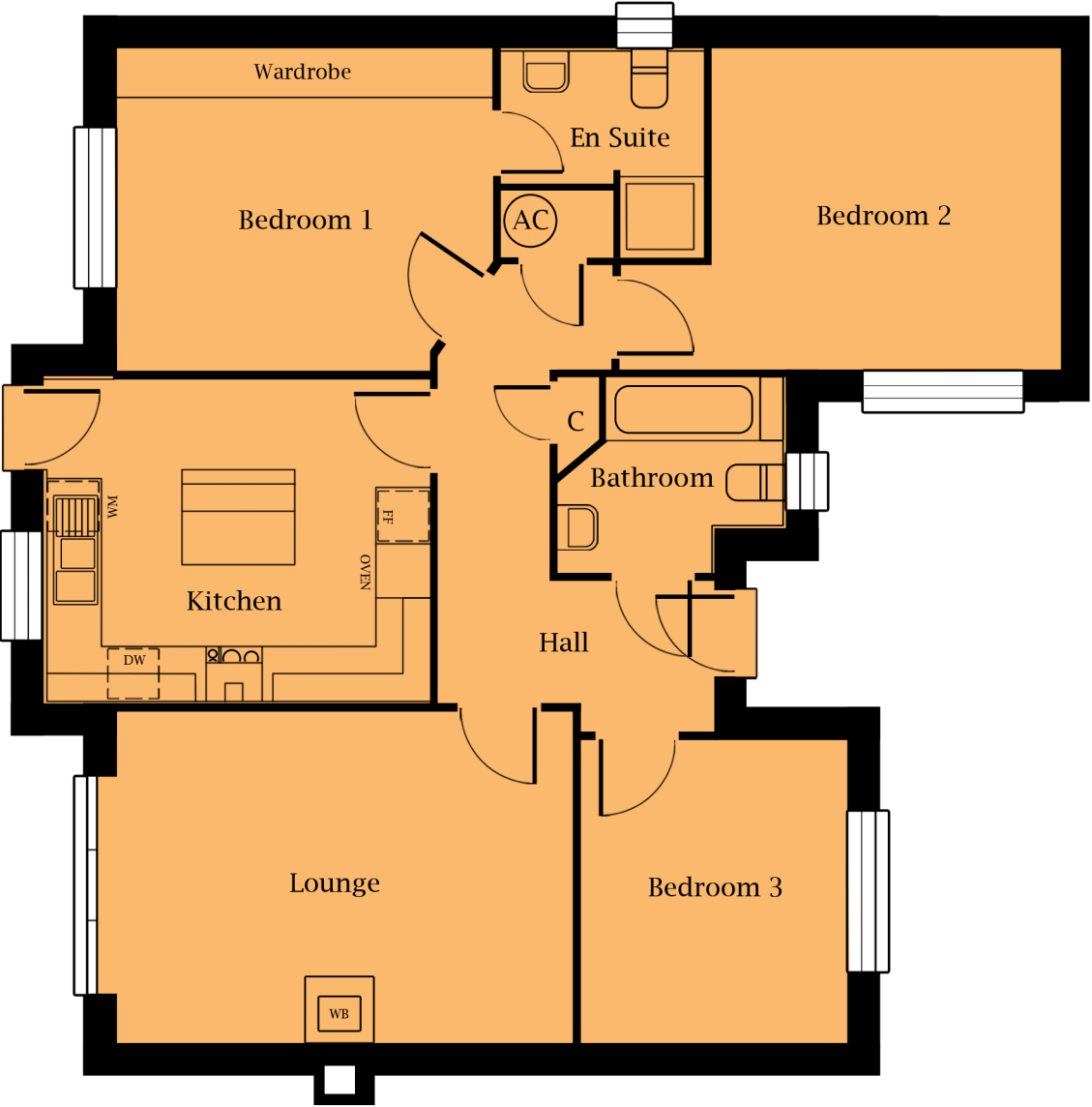
Waltham KG three bedroom bungalow



PRN170817

REASON HOMES

Waltham K three bedroom bungalow



This layout is indicative only -
no dimensions should
be scaled from this plan

- FF = Fridge Freezer
- WM = Washing Machine
- DW = Dishwasher
- AC = Airing Cupboard
- C = Cupboard
- WB = Wood Burning Stove

WALTHAM K three bedroom bungalow

Lounge	5.000m (16'5")	x	3.635m (11'11")
Kitchen	4.228m (13'10")	x	3.540m (11'7")
En Suite	2.220m (7'3")	x	2.265m (7'5")*
Bedroom 1	4.115m (13'6")*	x	3.524m (11'7")
Bedroom 2	3.815m (12'6")	x	3.484m (11'5")*
Bedroom 3	2.900m (9'6")	x	3.285m (10'9")
Bathroom	2.480m (8'2")*	x	2.141m (7'0")*

* Max dimension (includes depth of wardrobes
in master bedroom).

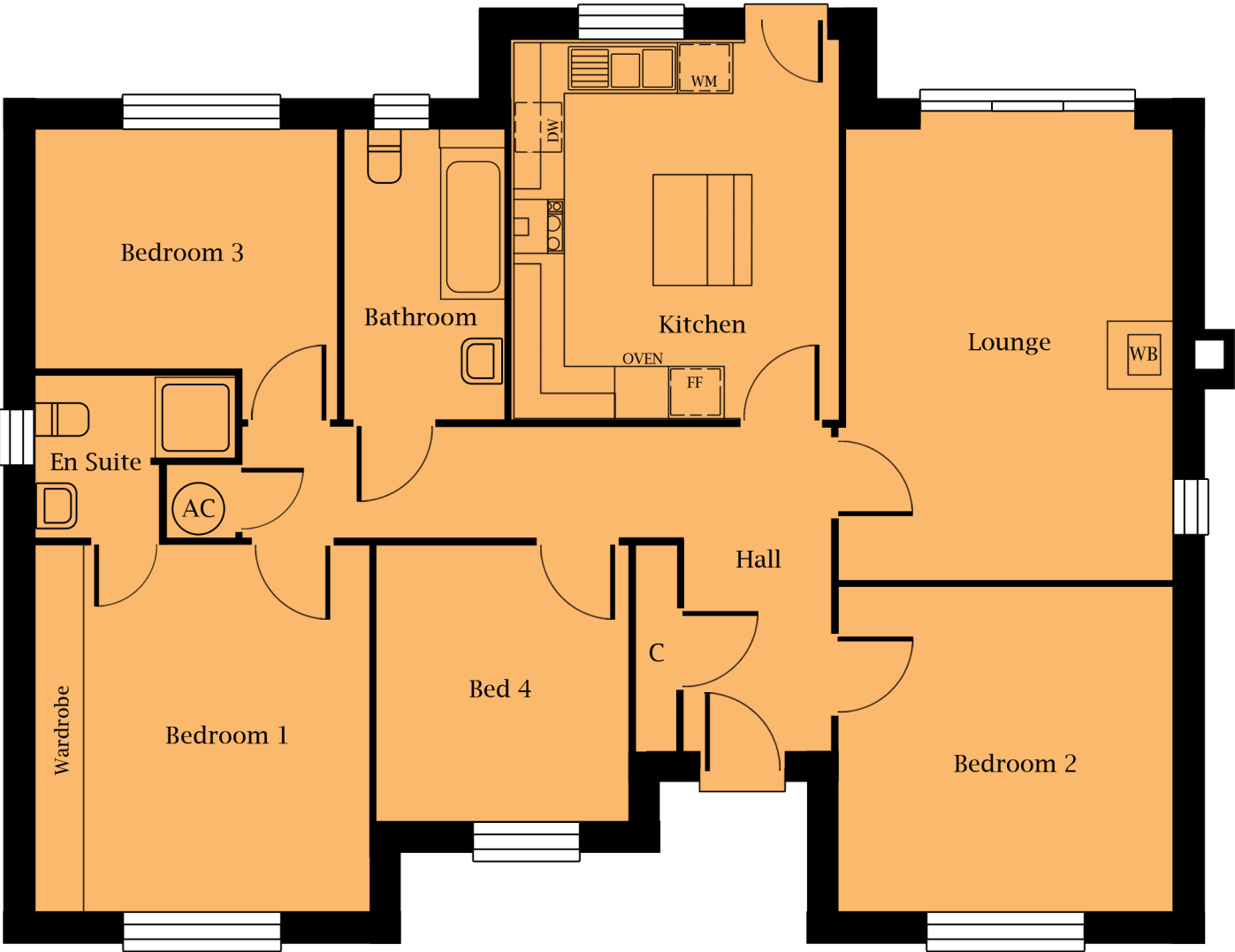
Waltham KG three bedroom bungalow



PRN170817

REASON HOMES

Lincoln G four bedroom bungalow



LINCOLN G
four bedroom bungalow

Lounge	3.615m (11'10")	x	5.000m (16'5")
Kitchen	3.605m (11'10")	x	3.988m (13'1")
En Suite	2.220m (7'3")*	x	1.790m (5'10")*
Bedroom 1	4.065m (13'4")*	x	3.680m (12'1")
Bedroom 2	3.680m (12'1")	x	3.590m (11'9")
Bedroom 3	3.335m (10'11")	x	2.630m (8'8")*
Bedroom 4	2.775m (9'1")	x	3.052m (10'0")
Bathroom	1.770m (5'10")	x	3.200m (10'6")

* Max dimension (includes depth of wardrobes in master bedroom).

- FF = Fridge Freezer
- WM = Washing Machine
- DW = Dishwasher
- AC = Airing Cupboard
- C = Cupboard
- WB = Wood Burning Stove

This layout is indicative only - no dimensions should be scaled from this plan

Lincoln K four bedroom bungalow

