



BEAULIEU PARK

PELHAM

THREE BEDROOM HOUSE



SPECIFICATION

KITCHEN/UTILITY

High quality contemporary styled German Krieder kitchens

High quality Silestone White Storm worktops and upstands

Integrated Zanussi appliances including single oven, induction hob, washer/dryer, fridge/freezer, dishwasher, extractor hood

Tiled floors

ELECTRICAL

Alarm system can be controlled via Wondrwall® system

Chrome recessed downlights to ground floor plus master bedroom, en-suite and bathroom. Pendant light fittings to other bedrooms and hallway can be controlled via Wondrwall® system

BT and TV points to bedrooms and reception rooms, Sky Q compatible

Connection to Virgin Media available

Digital compliant aerial installed

External lights and power

Mains powered smoke and carbon monoxide detectors

FAMILY BATHROOM

Geberit & Grohe sanitaryware

Bath with shower screen, Vado brassware and thermostatically controlled shower fixtures

Chrome heated towel rail

High quality ceramic tiling to floors and walls

HEATING & HOT WATER

White coloured Stelrad radiators throughout

Thermostat can be controlled via Wondrwall® system

High efficiency Worcester Bosch condensing boiler

DOORS & INTERNAL JOINERY

Contemporary styled white coloured 5 panel doors with polished chrome door furniture

Torus styled skirting and architrave

Bi-folding doors in anthracite grey to living room

High quality contemporary front door in anthracite grey

EXTERNAL FEATURES

Quality grey coloured UPVC multi-locking windows

External water tap

LANDSCAPING

Turfed rear gardens

Paved patio to rear

Rear boundary fencing

OTHER

10 year Premier warranty

2 parking spaces per property

Ground floor WC

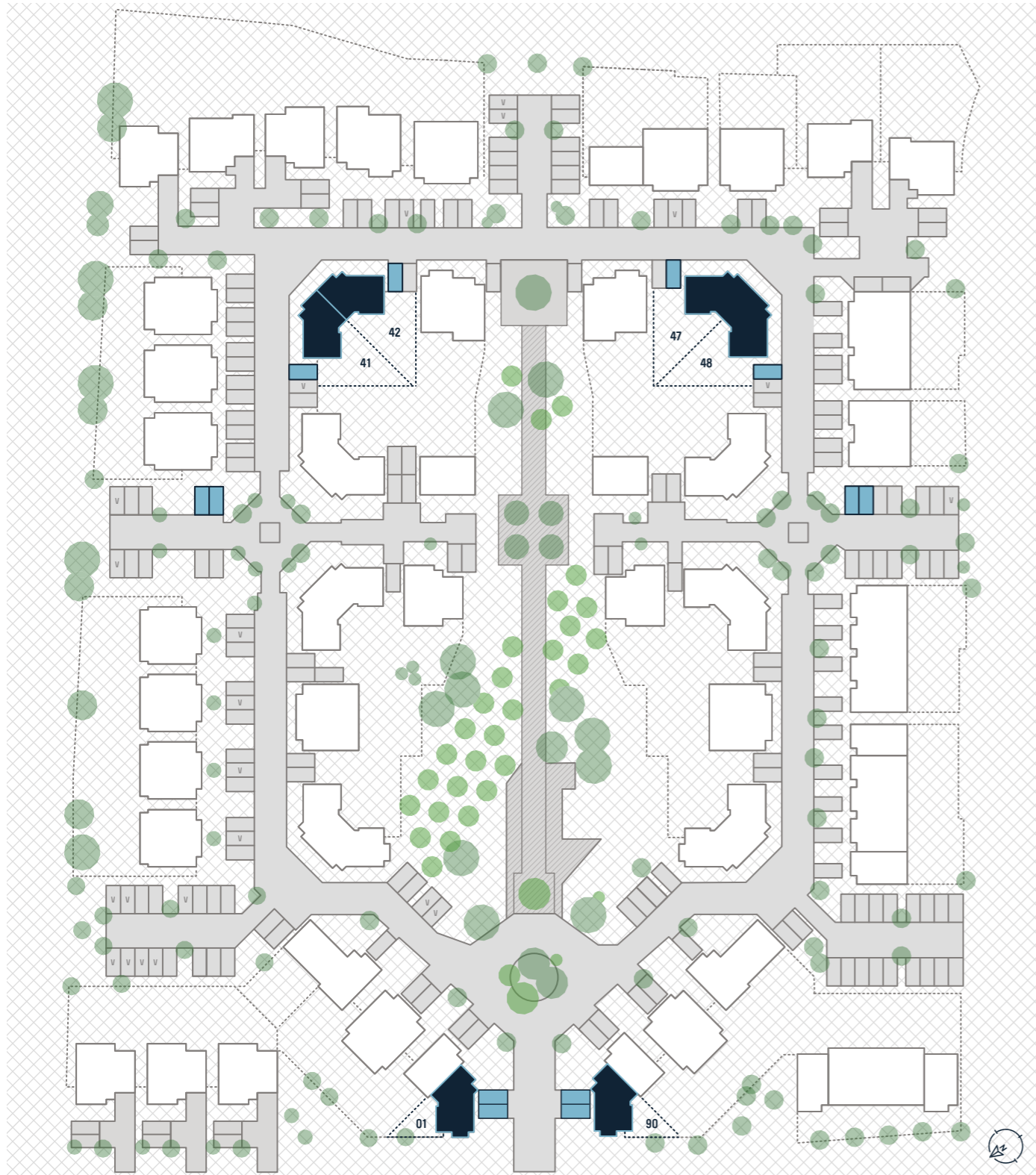
Dulux Brilliant White coloured internal walls

Tiled hallway

SITE PLAN

KEY

-  FOOTPATH
-  HOUSE
-  PARKING SPACE
-  GARDENS
-  ROADS
-  GREEN SPACE



PELHAM

TOTAL FLOOR AREA: 109 SQM - 1,173 SQFT (114 SQM - 1,227 SQFT)

UNITS *Please note: this is a handed unit

01, 41*, 42, 47*, 48, 90*

G.

KITCHEN/DINING

2.6m x 6.5m - 8'6" x 21'4"

LIVING ROOM

3.6m x 5.8m - 11'10" x 19'

4.5m x 5.8m - 14'9" x 19'

1.

BEDROOM ONE

4.7m x 3.7m - 15'5" x 12'2"

BEDROOM TWO

3.6m x 3m - 11'10" x 10'1"

4.5m x 3m - 14'9" x 10'2"

BEDROOM THREE

4.5m x 2.7m - 14'9" x 8'10"



UNITS 01 & 90 HAVE BAY WINDOWS TO LIVING ROOM & BEDROOM TWO



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BEAULIEUPARK.CO.UK

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