

# INSPIRATION SPECIFICATION

## KITCHEN

- German engineered kitchen range, including cutlery tray with adjustable internal shelving
- Soft close functionality to all cupboard doors and drawers
- Electric hob & built in single oven
- Integrated canopy cooker hood
- Fully integrated fridge/freezer
- 1.5 bowl sink and chrome spray tap

## WET ROOMS

- Contemporary bathroom suite with chrome fittings
- Walk-in shower enclosure
- High quality ceramic tiling to bathrooms, en-suites and powder rooms.

## GENERAL

- Four panel white doors with brushed steel handle
- Walls and ceilings painted with premium quality white emulsion
- White painted minimalistic architraves and skirting, square bevelled stair balustrades & handrails
- Outside tap and socket to patio areas
- ICW 10 year structural guarantee
- Gas fired central heating system

Chargeable optional extras are available on request.



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# THE BRAITHWAITE

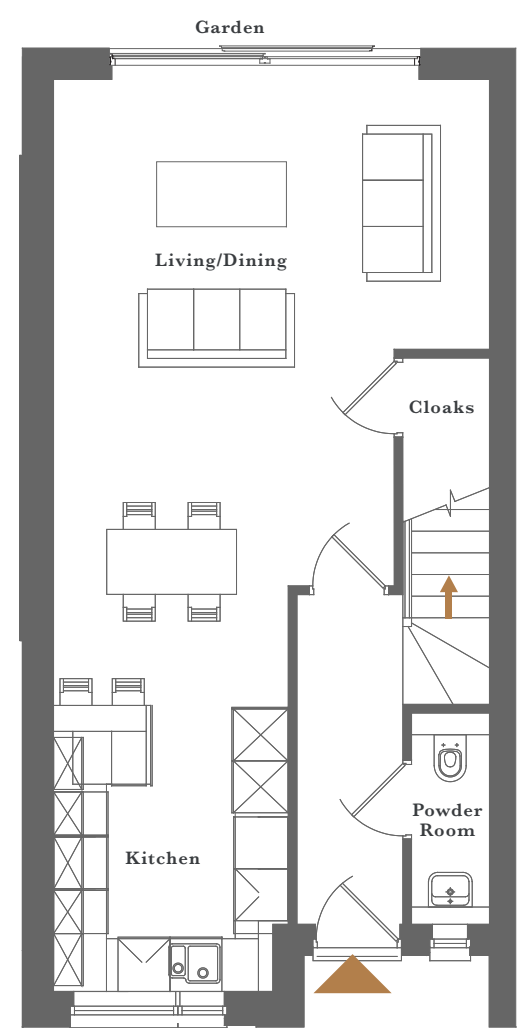
3 BEDROOM SEMI-DETACHED HOME WITH PARKING  
AND PRIVATE GARDEN



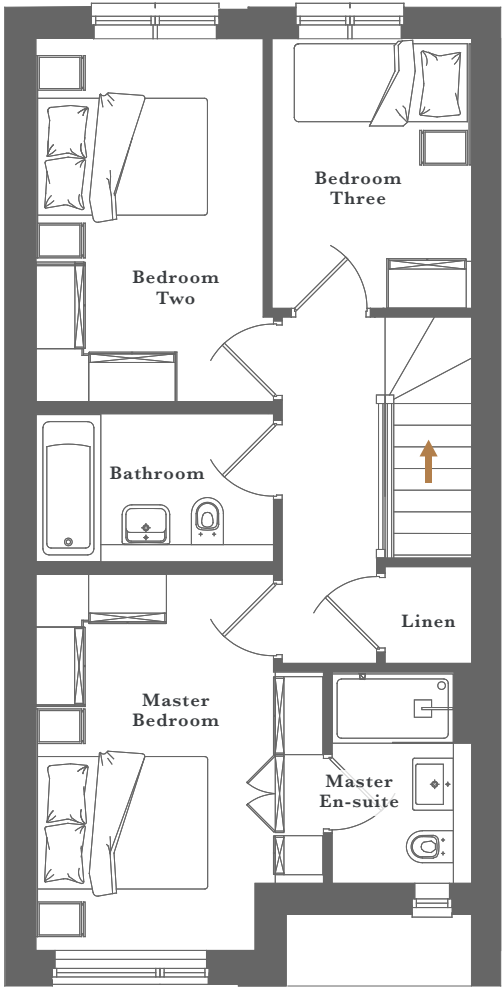
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S T J A M E S P A R K  
S O U T H S E A

GROUND FLOOR



FIRST FLOOR



THE BRAITHWAITE

3 BEDROOM SEMI-DETACHED HOME

GROUND FLOOR

|               |             |                   |
|---------------|-------------|-------------------|
| Living/Dining | 5800 x 4985 | (19' 0" x 16' 4") |
| Kitchen       | 4630 x 2665 | (15' 2" x 8' 9")  |
| Powder Room   | 2390 x 850  | (7' 10" x 2' 9")  |

FIRST FLOOR

|                 |             |                   |
|-----------------|-------------|-------------------|
| Master Bedroom  | 4295 x 3275 | (14' 1" x 10' 9") |
| Master En-suite | 2370 x 1565 | (7' 9" x 5' 2")   |
| Bedroom Two     | 4145 x 2575 | (13' 7" x 8' 5")  |
| Bedroom Three   | 3065 x 2260 | (10' 1" x 7' 5")  |
| Bathroom        | 2695 x 1660 | (8' 10" x 5' 5")  |

VISUALISATIONS  
INTERNAL



KEY FEATURES  
EXCEPTIONAL ENERGY EFFICIENT HOME

- 

Semi-detached home
- 

3 bedrooms
- 

1 En-suite  
1 Family bathroom  
1 Powder Room
- 

Dedicated parking
- 

Private garden
- 

Solar Panels
- 

EV Car Charging
- 

A Rated EPC

PROVISIONAL

Please note: All dimensions are maximum and in millimetres unless otherwise stated. Dimensions should not be assumed or used for furniture, flooring, or ordering any other personal fittings. All room and site layouts are indicative only and are subject to change at any stage. We continuously monitor the quality of products on offer and reserve the right to amend features, layouts, specification or finishes (internal or external) at any time during the planning/build process. Client choices and upgrades are subject to the build programme. All computer generated and photographic images used are for illustrative purposes only typical of specifications of PJ Livesey properties. Lighting, blinds and all free standing furniture are not included unless otherwise stated. Materials and products are subject to change dependent upon supply availability and any formal planning or other restrictions. Consequently all the particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the specified matters prescribed by any order made under the property Misdescription act 1991. Neither do they constitute a contract or warranty of any sort. Customer requests for alterations to the specification or property layout cannot be considered at any stage.