



**THE COURTYARD**  
AT DUPORTH

**THE STABLES**

2 BEDROOM BUNGALOWS AND HOUSES  
PLOTS 12 - 14





## THE STABLES



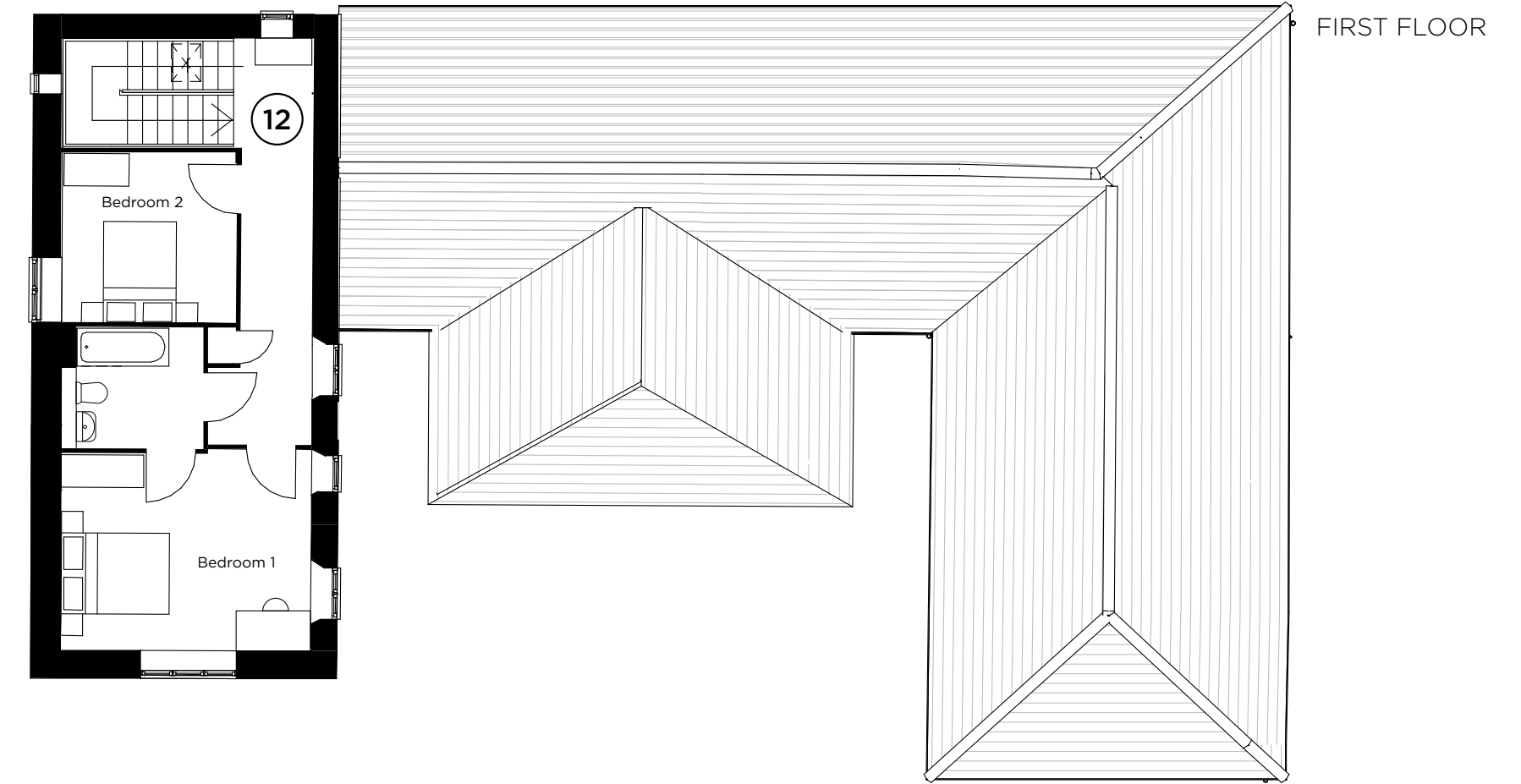
Comprising a 2 double bedroom house and two 2 double bedroom bungalows, these sympathetically restored homes offer all the character of an older home but without any of the maintenance often required. The fitted kitchens include integrated appliances and the modern bathrooms are tiled and sleek in design.

Plots 12 - 14 and the Courtyard - computer generated image





GROUND FLOOR



FIRST FLOOR

**PLOT 12**

Kitchen/Living/Dining	7.20m x 4.60m	23'7" x 15'0"
Bedroom 1	4.60m x 3.60m	15'1" x 11'9"
Bedroom 2	3.10m x 2.90m	10'2" x 9'6"

**PLOT 13**

Kitchen/Living/Dining	6.70m x 4.10m	21'11" x 13'5"
Bedroom 1	4.70m x 3.90m	15'5" x 12'9"
Bedroom 2	2.90m x 2.70m	9'6" x 8'10"

**PLOT 14**

Kitchen/Living/Dining	5.20m x 4.80m	17'0" x 15'8"
Bedroom 1	5.30m x 3.40m	17'4" x 11'1"
Bedroom 2	3.10m x 2.50m	10'2" x 8'2"

These details are intended to give a general indication of the development and do not form part of any contract. Acorn Property Group reserves the right to alter any part of the floor layout at any time. The dimensions are maximum and approximate and may vary based on the internal finish. Dimensions are to the widest part of each room scaled down from architect's plans. Furniture measurements should only be taken from the completed property. These details are believed to be correct neither the agent nor Acorn Property Group accept the liability whatsoever for any misrepresentation made either in these details or orally. Furniture is shown for indicative purposes only. Fitted wardrobes are not included. Computer generated images for illustrative purposes only. 02/21



Typical living area - computer generated image

## SPECIFICATION



### KITCHEN

- Shaker-style fitted kitchen with Caesarstone worktop and upstand
- Under wall unit LED lighting
- Stainless steel sink with mixer tap
- A range of integrated appliances to include:
  - Neff fridge/freezer
  - Neff built in oven
  - Bosch ceramic hob and Neff extractor over
  - Neff dishwasher
  - Wine cooler\*
- Neff free standing washer/dryer in utility cupboard\*

### BATHROOM AND CLOAKROOM

- Contemporary style white sanitary ware
- Contemporary wall mounted controls
- Thermostatic shower
- Clear glazed bath screen
- Wall tiling
- Fitted bathroom mirror above sink

### HEATING/ HOT WATER

- Underfloor heating to ground floor living space
- Radiators to first floor if applicable
- Heated towel rail to bathroom and en-suite
- Electronic programming for heating system

### EXTERNAL FINISHES

- Blocked paved parking bays
- Individual bin store area

### ELECTRICAL FITTINGS

- Mixture of LED lighting and pendants
- Dimmer switches to living/dining and Bedroom 1\*
- Fibre optic internet connection to property
- TV aerial points to living room and bedrooms
- Telephone point to living/dining and Bedroom 1
- Doorbell
- Shaver socket to bathroom and en-suite

### FLOORING AND FINISHING

- Karndean to hall, kitchen and living room
- Carpet to bedrooms
- Floor tiles to bathroom and en-suite
- Walls and ceilings in matt emulsion
- High performance window systems
- Individual post box

### PEACE OF MIND

- 10-year structural warranty

### SECURITY

- Mains operated smoke and fire alarm with battery back up
- Multi point locking system to front door

### FUTURE FLEXIBILITY

- Infrastructure for future stair lift provision

\* Plot specific - please speak to a sales advisor for more detail. These details are intended to give a general indication of the development and do not form part of any contract. Acorn Property Group reserves the right to alter any part of the specification at any time. These details are believed to be correct but neither the agent nor Acorn Property Group accept the liability whatsoever for any misrepresentation made either in these details or orally. Computer generated images for illustrative purposes only. 02/21

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