

THE TABLEY



BROADMEADOW PARK  
SANDBACH • CHESHIRE



French doors leading to the garden from both the dining area and the lounge provide plenty of light to this generously sized 3 bedroom home.



**LATIMER**  
by Clarion Housing Group

# Site plan

- The Tabley
- Show homes and marketing suite



# Specification

## Kitchen

- Choice of stylish kitchen doors and worktops\*
- One & a half bowl sink with mixer tap
- Integrated appliances including; fan assisted electric double oven, 4 ring hob, stainless steel extractor hood, fridge-freezer and washing machine
- Feature under-cupboard lighting

## Bathroom and Ensuite

- Thermostatically controlled shower over bath and to ensuite shower enclosure
- Villeroy & Boch white sanitaryware with chrome fittings
- Trojan white bath
- Shaver point
- Choice of Porcelanosa ceramic wall and floor tiles\*

## External

- Turf to rear garden
- Fencing to rear garden
- Outside tap
- External lights to front and rear

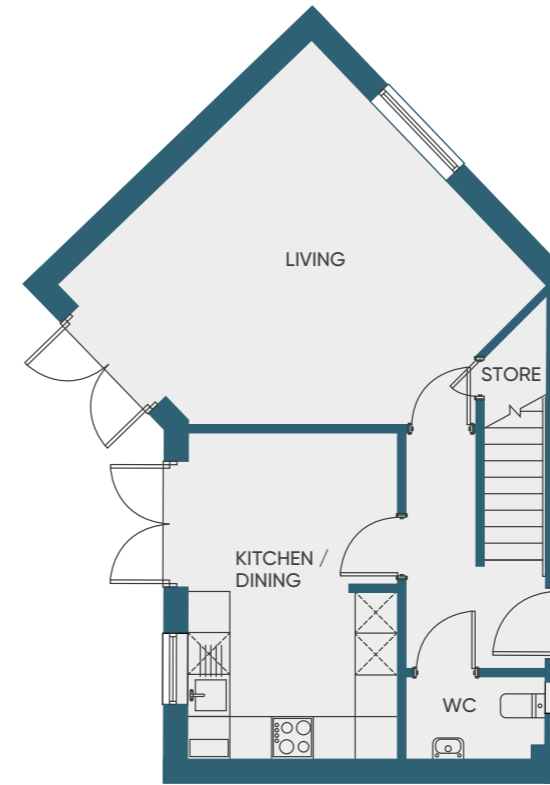
## General

- PVCu double-glazed windows with locking handles
- Oak veneered doors with chrome door furniture
- Gas central heating with thermostatically controlled radiators
- Recessed downlighters to kitchen, bathroom & ensuite
- TV and Telephone point to ground floor and master bedroom
- Hard-wired smoke alarms with battery back-up to all floors
- Additional Heat detector to kitchen

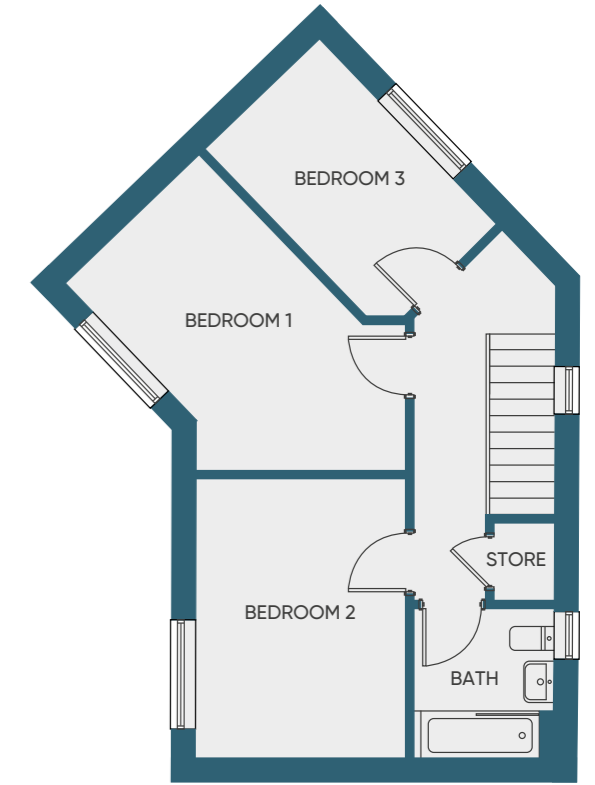
\*Choices are available subject to stage of construction

# The Tabley

3 bedroom house



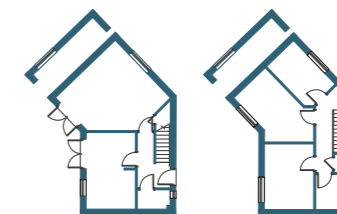
Ground floor



First floor

Living	5.16m x 4.97m	16.9ft x 16.2ft
Kitchen/ Dining	4.75m x 3.08m	15.5ft x 10.1ft
Bedroom 1	3.58m x 2.71m	11.7ft x 8.8ft
Bedroom 2	4.08m x 3.08m	13.3ft x 10ft
Bedroom 3	4.89m x 2.20m	16ft x 7.2ft

Wall variations



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