

# HARPERBURY PARK

RADLETT • HERTS

## ARLINGTON

A STUNNING FOUR BEDROOM  
DETACHED FAMILY HOME

# THE STUNNING *arlington*

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**Perfect Interiors** - Carefully designed with day to day living in mind, the impressive open plan kitchen / dining area is the real hub of the home and provides the perfect social space for cooking and entertaining. The contemporary Symphony fitted kitchen and separate utility offer an abundance of storage facilities, cleverly hidden within sleek units which are fully customisable dependent on build stage. The dining area benefits from stunning views over the rear garden through the French doors allowing the area to be filled with a wealth of natural light creating a bright and airy ambience.

**Stunning Features** - Off the entrance hall you'll find the convenient cloakroom, handy cupboard for additional storage and substantial lounge featuring an attractive bay window to flood the room with light, a perfect homely space for all the family to relax at the end of the evening.

**Endless Possibilities** - Upstairs boasts three double bedrooms and one single. Bedroom two would make an ideal guest room with a range of storage facilities, the third bedroom would be perfect as a child's bedroom. Bedroom four is again a fantastic size and would be ideal for a growing child or functional home office with ample space for storage. All bedrooms benefit from access to the stunning family bathroom complete with a sparkling white Roca suite and complementing chrome fixtures and fittings.

**Stylish Luxury** - The master bedroom is a haven of tranquillity, the perfect place for relaxation at the end of the day. Enjoy the privacy of your own en suite facilities complete with stylish mirror fronted wardrobes.



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**GROUND FLOOR:**

**LOUNGE**

3.47m x 6.25m  
11'5" x 20'6"  
plus bay

**KITCHEN / DINING AREA\***

3.25m x 6.25m  
10'8" x 20'6"

**UTILITY**

2.18m x 1.51m  
7'2" x 5'0"

**CLOAKS**

**FIRST FLOOR:**

**BEDROOM 1**

3.55m x 3.16m  
11'8" x 10'4"  
incl. robes

**EN SUITE**

**BEDROOM 2\***

3.32m x 3.25m  
10'11" x 10'8"

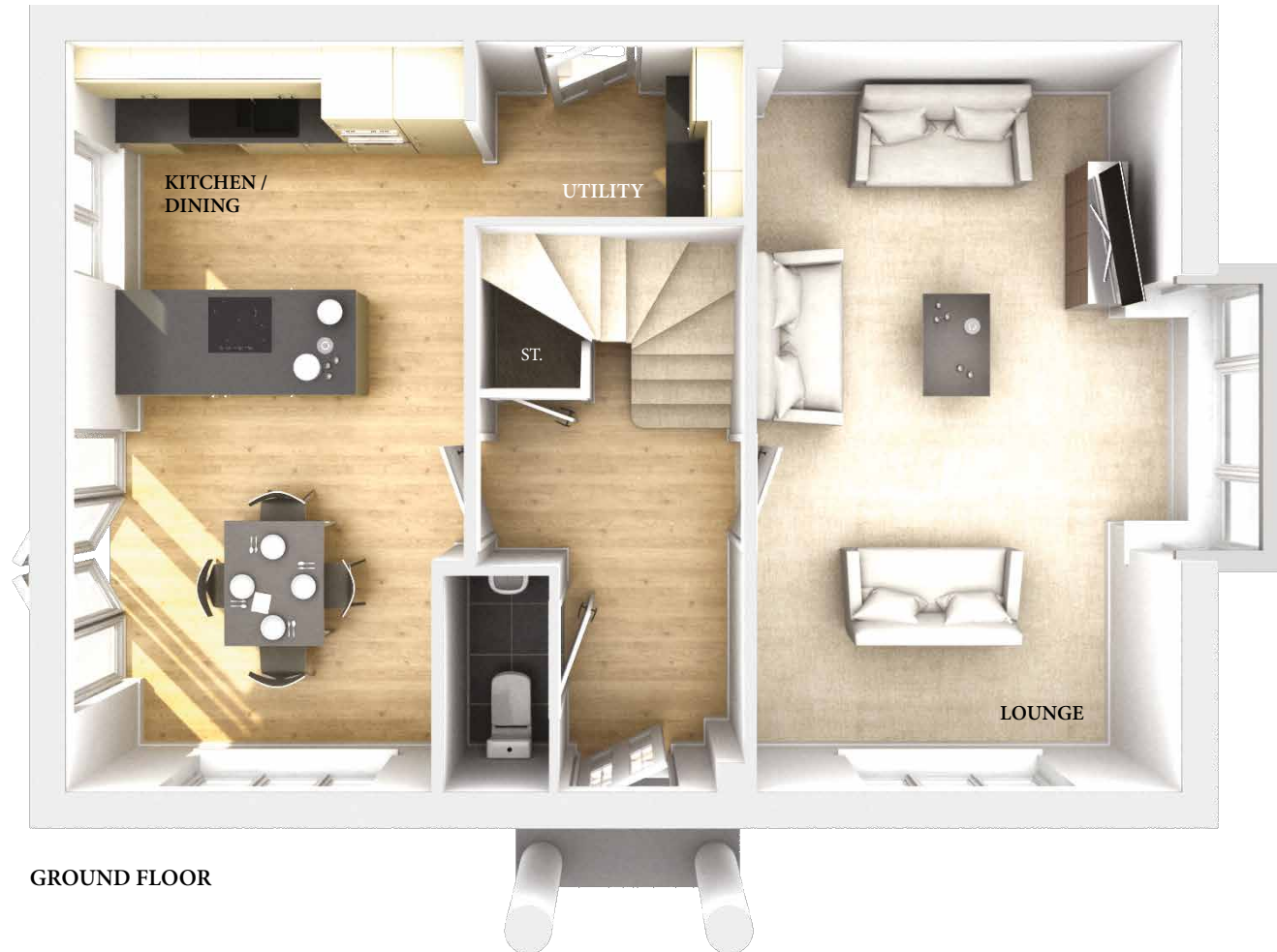
**BEDROOM 3\***

2.99m x 2.93m  
9'9" x 9'7"

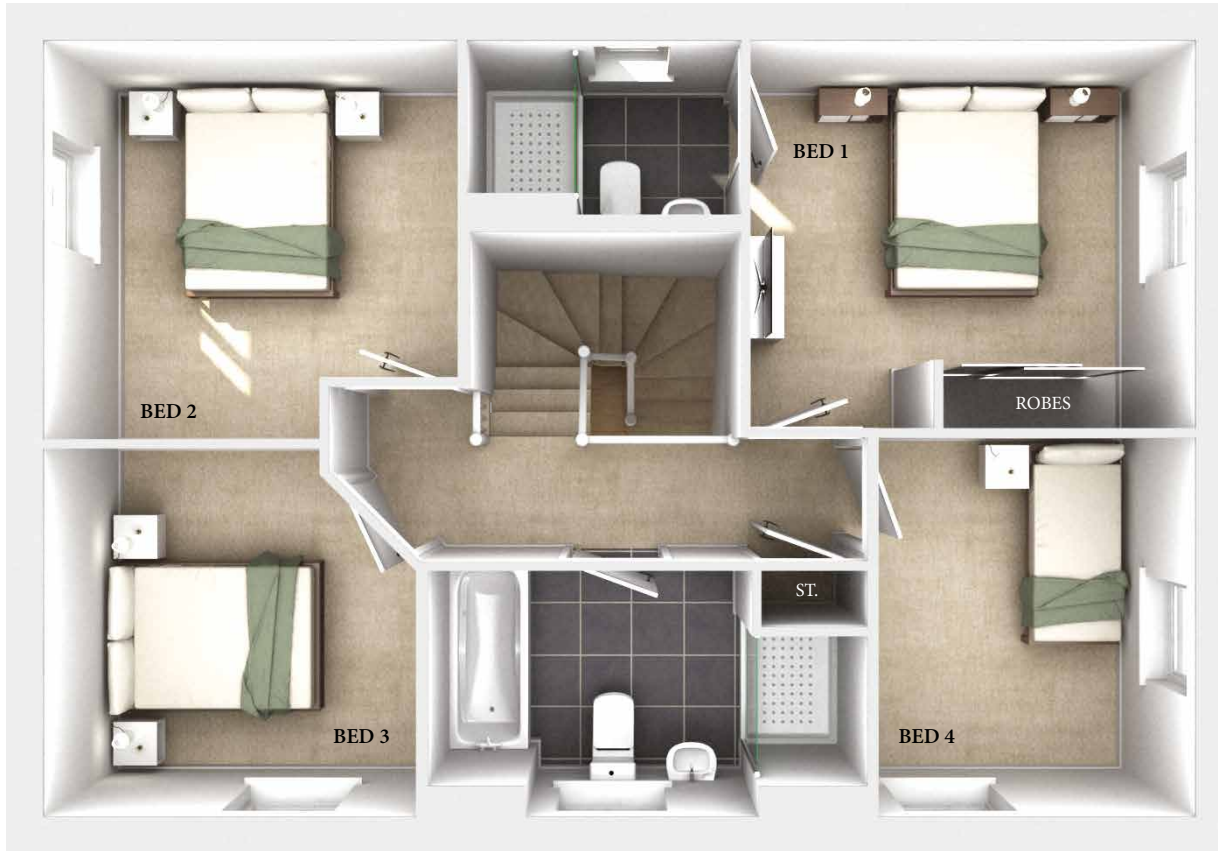
**BEDROOM 4**

2.52m x 3.01m  
8'3" x 9'11"

**BATHROOM**



\*maximum dimensions



FIRST FLOOR

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# YOUR NEW HOME *specification*

## KITCHENS

- Choice of fully fitted quality **Symphony** kitchen\* with internal drawer system. Also including boiler housing.
- Choice of Symphony stainless steel or glass splashback behind hob\*.
- Quartz engineered stone worktops with upstand\*.
- **Carron Phoenix** granite effect Jet Black or Polar White\* 1.5 bowl sink with Carron Phoenix tap to Kitchen.
- **Bosch** kitchen appliances:
  - Electric hob
  - Double electric oven
  - Fully integrated fridge / freezer
  - Contemporary style island cooker hood
- LED strip under-cupboard lighting to kitchen.

## BEDROOMS

- Fitted **Space•Pro** wardrobes to master bedroom.
- Wardrobes finished with silver mirrored door fronts and silver framing with internal hanging rail and shelf.

## HEATING

- Energy efficient gas boilers achieving over 88% efficiency under the SEDBUK 2009 rating system.
- Energy efficient gas fired central heating with compact radiators including top and side covers.

## BATHROOMS

- **Roca** contemporary style white sanitaryware with complementing **Hansgrohe** chrome fittings.
- **Ideal Standard** metallic shower enclosure complete with Hansgrohe shower to bathroom and en suite.
- **Towelrads** White heated towel rail (thermostatic) to bathroom and en suite.
- Fitted mirror to bathroom and en suite.
- **Porcelanosa** ceramic wall tiling:
  - Bathrooms and en suites: Generally half height tiling around bath and behind sanitaryware with full height tiling to shower enclosure.
  - Cloakrooms: Splash-back tiling behind basin.

## INTERNAL FINISHES

- Internal walls and ceilings finished in **Dulux Almond** matt emulsion (woodwork finished in white gloss).
- Painted MDF window boards throughout, except to bathrooms where tiling is included.
- Chamfered skirting board - 119mm x 18mm.
- Chamfered architrave - 69mm x 18mm.
- White painted five vertical panel internal doors complete with chrome ironmongery.
- Staircases: Oak handrail with all other components finished in white.

## LIGHTING & ELECTRICAL

- **Green Lighting** Satin Chrome downlighters to: Hall, cloakroom, kitchen / dining area, bathroom and en suite.
- Pendant light fittings to all other locations. (also included with downlighters in dining area)
- **Deta** White light switches and sockets, including:
  - TV point to lounge and master bedroom.
  - Telephone point to lounge.
  - Shaver socket to bathroom.
- Mains operated doorbell and smoke alarms.

## EXTERNAL FINISHES

- Turfed front garden and side gate.
- Paved area to rear garden using buff paving slabs.
- 1.8m high timber post and panel divisional fencing. Closeboard fencing to all external boundaries.
- High performance front door sets.
- Sealed double glazed windows throughout.
- **Green Lighting** motion sensitive (PIR) light fitting to the front of property.
- **Novoferm** steel manually operated garage door.



These particulars are intended as a preliminary guide for prospective purchasers and should not be relied upon. The elevational treatment for individual house types shows a typical arrangement. Details of materials and design treatments may vary. Any artist impressions shown are not intended to represent any particular plot. Purchasers are advised to inspect the layout plan to establish the arrangement of the house and surrounding property. Internal layouts show a general arrangement which may vary from plot to plot. Room sizes given are approx. overall finished room sizes and subject to normal building tolerances (ie  $\pm$  75mm). Specification information shown is correct at time of production and subject to change. In all instances purchasers are advised to inspect plot specific information available from our sales team. Nothing in these particulars or verbal assurance shall form or constitute part of any contract, and are given without any responsibility on behalf of Bloor Homes. **July 2019 Rev A**