

HARPERBURY PARK

RADLETT • HERTS

STUDLAND

A WONDERFUL THREE
BEDROOM FAMILY HOME

THE WONDERFUL *studland*

Stylish Living - Step inside the Studland and appreciate the thoughtful design that has gone into every aspect. Off the entrance hall you'll discover your charming lounge, perfectly proportioned for the entire family to sit back and relax at the end of the day.

Beautiful Interiors - The stylish living area leads through to a stunning open plan kitchen / dining room with a convenient utility area and French doors opening onto the rear garden, filling the area with natural light and creating the perfect space for entertaining. The Symphony kitchen offers an abundance of storage facilities, cleverly hidden within stylish cupboards and drawers. Furthermore, the space has the added bonus of a cloakroom, finished with Roca sanitaryware and sleek Porcelanosa tiling.

Endless Possibilities - On the first floor you will discover the three bedrooms. Bedroom two is the ideal guest bedroom or older child's room, with a wealth of additional space which can be utilised by further storage. Bedroom three with separate storage cupboard is the perfect size for a young child / nursery, or could be utilised as a home office. The spacious master suite, located to the rear of the property, is complete with mirror fronted fitted sliding wardrobes and a personal en suite shower room.

Luxury Defined - Across the landing, all bedrooms have the use of the large family bathroom complete with sparkling white sanitaryware and complementing chrome fixtures and fittings.



HARPERBURY PARK
RADLETT • HERTS

GROUND FLOOR:

LOUNGE*

3.67m x 4.38m
12'0" x 14'5"

KITCHEN / DINING AREA

3.67m x 3.72m
12'0" x 12'3"

UTILITY AREA

1.01m x 2.02m
3'4" x 6'8"

CLOAKS

FIRST FLOOR:

BEDROOM 1

2.61m x 2.96m
8'7" x 9'8"
excl. robes

EN SUITE

BEDROOM 2

2.69m x 3.10m
8'10" x 10'2"

BEDROOM 3

1.99m x 3.58m
6'6" x 11'9"
incl. bulkhead store

BATHROOM



GROUND FLOOR

*maximum dimensions



FIRST FLOOR

HARPERBURY PARK
RADLETT • HERTS



YOUR NEW HOME *specification*

KITCHENS

- Choice of fully fitted quality **Symphony** kitchen with worktops and matching laminate up-stand* and internal drawer system. Also including boiler housing.
- Choice of Symphony stainless steel or glass splashback behind hob*.
- **Carron Phoenix** granite effect Jet Black or Polar White* 1.5 bowl sink with Carron Phoenix tap to Kitchen.
- **Bosch** kitchen appliances:
 - Electric hob
 - Single electric oven
 - Fully integrated fridge / freezer
 - Contemporary style chimney 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 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.
- **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.



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 $\pm 75\text{mm}$). 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**