







Plot 160 The Dartford is a perfect four double bedroom family property. With a large, open-plan kitchen, dining and family area in addition to a separate living room and a study, this home offers considerable flexibility. Each of the four double bedrooms is well proportioned, with the master bedroom having the luxury of an en suite shower room and wardrobes. Drive.

#### KEY FEATURES

- Built-in wardrobe to bedroom 1
- En suite to bedroom 1
- Open plan kitchen, dining and family room
- Separate living room
- Study
- Three double bedrooms
- U-shaped kitchen with 70/30 fridge freezer, dishwasher, washing machine and double oven and a 5 ring gas hob
- French doors open out into the garden
- 10 Year NHBC and 2 year Crest Nicholson warranty
- Garage and parking



## HALL

Radiator and stairs to the first floor.

## CLOAKROOM

Low flush wc and wash hand basin

## LOUNGE

17'4" x 11'6"

## STUDY

8'1" x 6'5"

## LIVING DINER

17'2" x 11'7"

## KITCHEN

11'7" x 8'5"

## FIRST FLOOR LANDING

## BEDROOM 1

13'8" x 11'9"

## EN SUITE

## BEDROOM 2

11'8" x 11'7"

## BEDROOM 3

12'7" x 9'1"

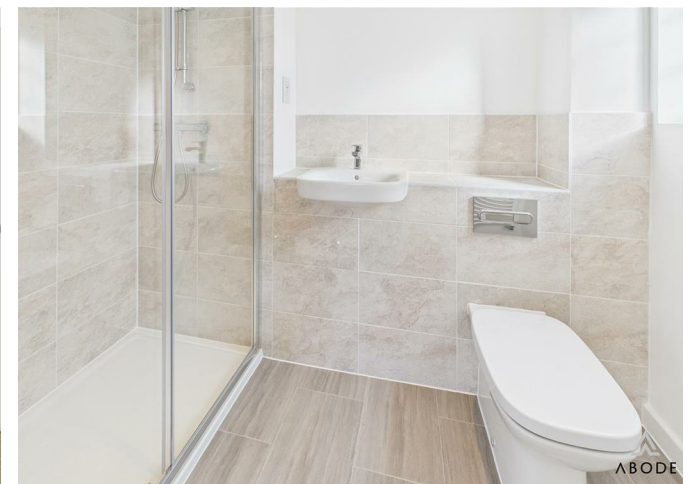
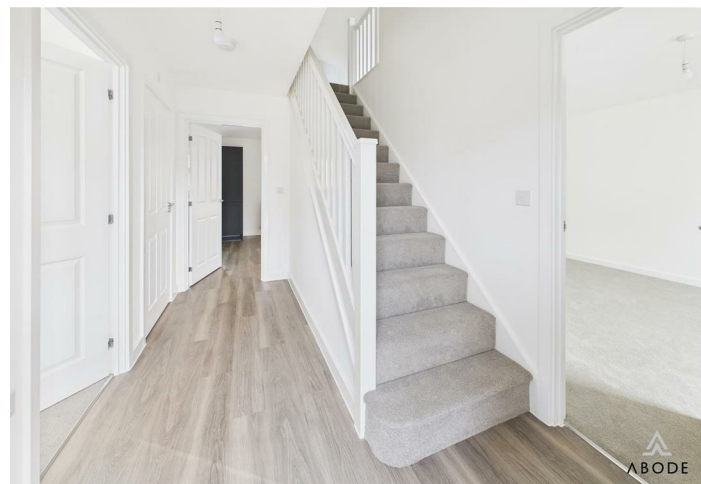
## BEDROOM 4

9'7" x 8'7"

## BATHROOM















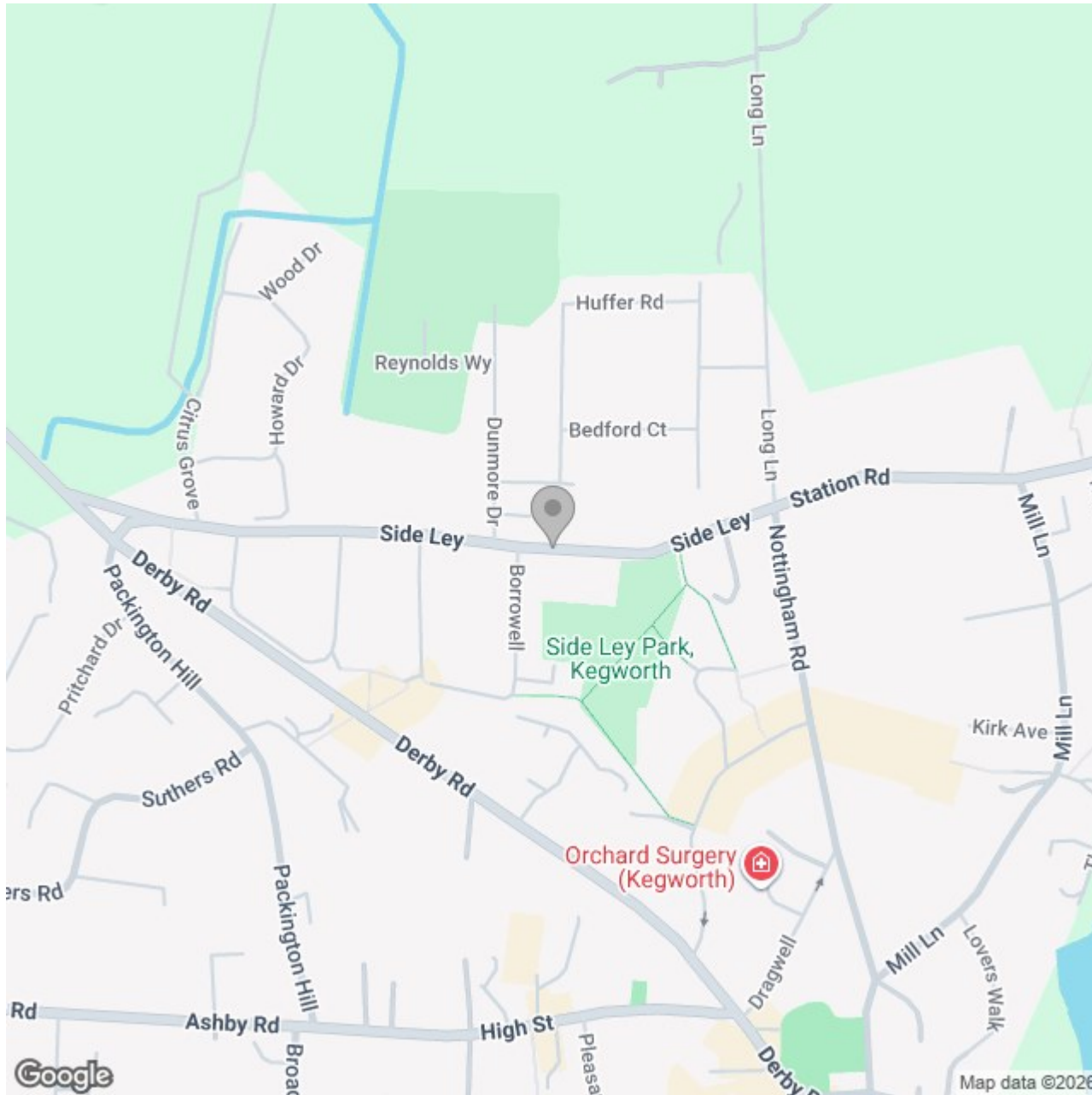












## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	