



THE BERKELEY

Number of Bedrooms: 4

Number of Bathrooms: 2

Type: Detached

Designers comments

Wow factor kitchen and family room with sun room at the rear make this home perfect for large families and entertaining friends. Large lounge and utility room give great flexibility.

Upstairs this home has 4 large double bedrooms, lovely ensuite to the master and superb large family bathroom. Modern Juliet balconies and integral garage mean that the Berkeley is a stunning home.

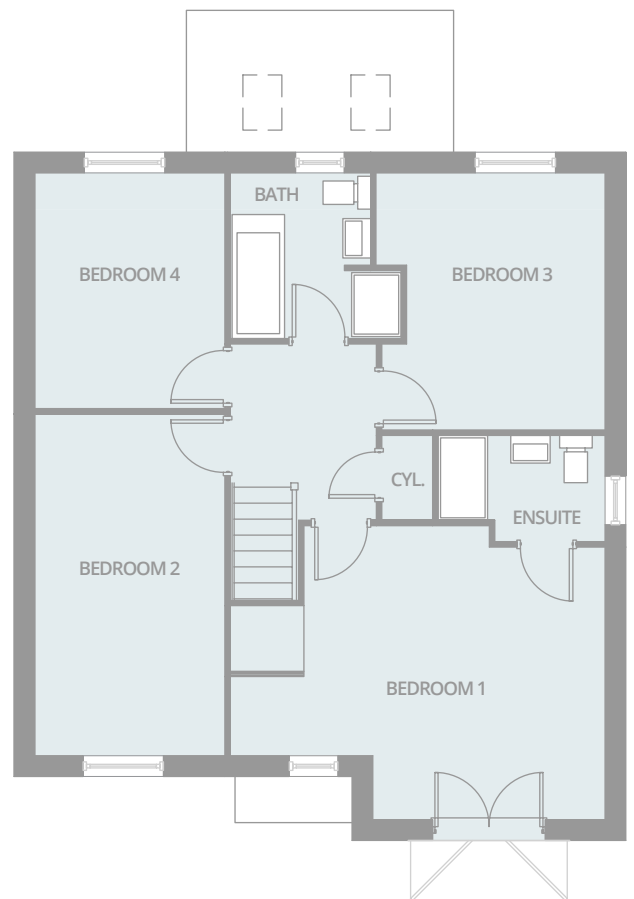
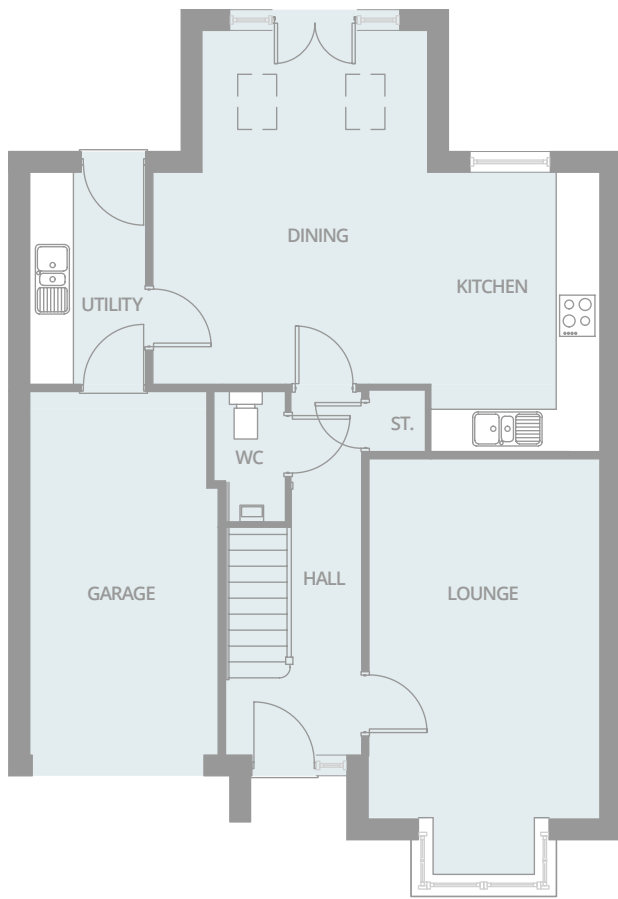
Riva Homes

Sales enquiries 0113 818 7840 or email info@rivahomes.co.uk

WI House, Unit C, Nepshaw Lane South, Leeds, LS27 7JQ

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GROUND FLOOR PLAN

Kitchen Dining	5900 x 6250	19'4" x 20'6"
Lounge	3200 x 5820	10'5" x 19'1"
WC	990 x 1800	3'2" x 5'10"
Utility	1580 x 2935	5'2" x 9'7"
Garage	2580 x 5050	8'5" x 16'6"

FIRST FLOOR PLAN

Bedroom 1	4090 x 5230	13'5" x 17'1"
Ensuite	1460 x 2300	4'9" x 7'6"
Bathroom	2280 x 2370	7'5" x 7'9"
Bedroom 2	2625 x 4760	8'7" x 15'7"
Bedroom 3	3175 x 3570	10'5" x 11'8"
Bedroom 4	2625 x 3270	8'7" x 10'8"

The floor plans depict a typical layout for this home design. For exact details, designs and dimensions including finishes please speak to our sales advisors. Measurements allow for a + or - 50mm tolerance - no materials whatsoever are to be ordered from this plan. Refer to our standard terms & conditions which can be found at rivahomes.co.uk

SPECIFICATION

External Features

- High performing energy efficient composite doors - upgraded euro locks
- Energy efficient uPVC glazing
- External Light
- Garage Power and Light (plot specific)
- External Tap
- Rear turf & front landscaping (see plot particulars)
- Fencing

Heating

- Energy efficient A rated gas boilers
- Pressurised water cylinders

Internal Features

- Full alarm system
- Smooth ceilings
- Hardwood veneered doors
- Electronic smoke detectors
- Centralised energy efficient filtered air and heat recovery system

Bathrooms

- Villeroy & Boch sanitaryware
- Designer chrome taps
- Porcelanosa Tiles
- Chrome towel rails
- Tiled floor

Kitchen

- Choice of contemporary kitchens - worktops and matching upstands
- Zanussi Gas hob
- Zanussi Cooker Hood
- Zanussi Single Electric Oven (3 bedroom homes)
- Zanussi Double Electric Oven (4 bedroom homes)
- Zanussi Fridge Freezer
- Stainless Steel Monobloc Tap

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