



THE CARLTON

Number of Bedrooms: 3

Number of Bathrooms: 1

Type: Semi-detached

Designers comments

The Carlton is a great 3 bedroom home, the large kitchen has plenty of space for dining and entertaining guests. The lounge has a large feature bay window which opens out onto the rear garden drawing in lots of light and giving that light airy feel. Storage is covered in this impressive house with 2 separate store rooms, a place for everything. To the first floor there are 3 generous bedrooms and a large house bathroom.

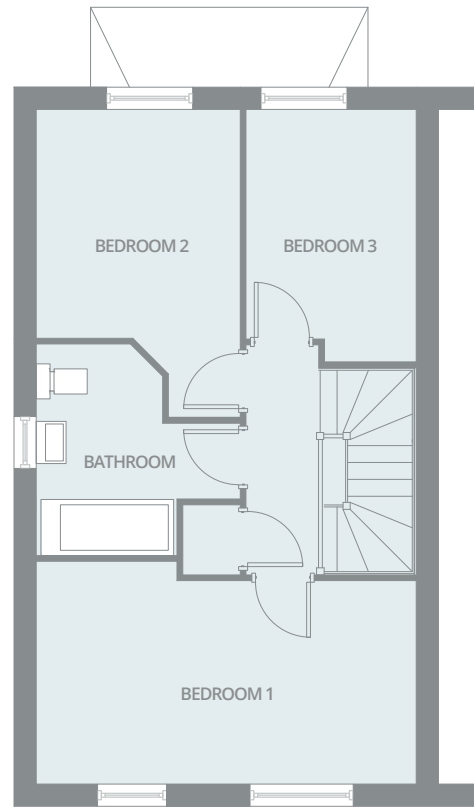
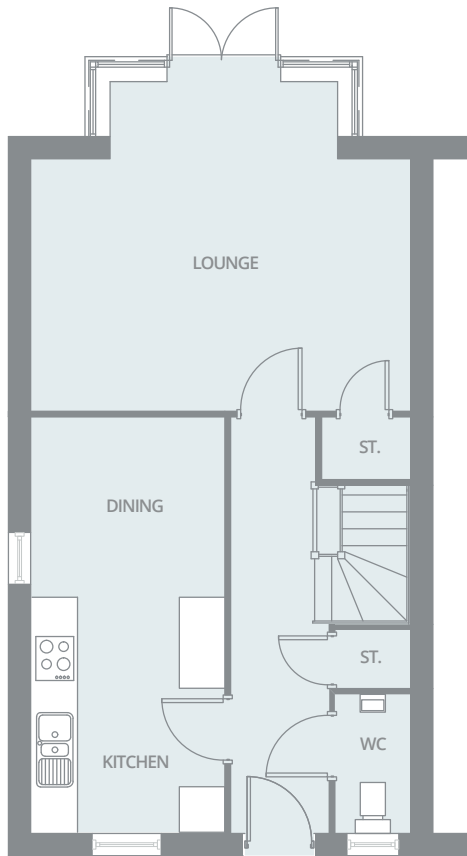
Riva Homes

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 Living	3260 x 4940	10'5" x 16'2"
Lounge	5425 x 2500	17'8" x 8'2"
Lounge Store	750 x 1100	2'4" x 3'6"
WC	950 x 1760	3'1" x 5'7"
Hall Store	720 x 950	2'3" x 3'1"

FIRST FLOOR PLAN

Bedroom 1	2870 x 4940	9'4" x 16'2"
Bathroom	2620 x 2740	8'5" x 8'9"
Bedroom 2	2625 x 4000	8'6" x 13'1"
Bedroom 3	2200 x 3260	7'2" x 10'7"

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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