



THE DRAYCOTT

Number of Bedrooms: 3

Number of Bathrooms: 1

Type: Detached

Designers comments

This detached home has so much space, large lounge and kitchen dining area both feature french doors opening out to the garden. Lots of large windows create a warm light feel. The bedrooms are all double rooms and the master bedroom uses the house bathroom as its ensuite. We think this house will impress.

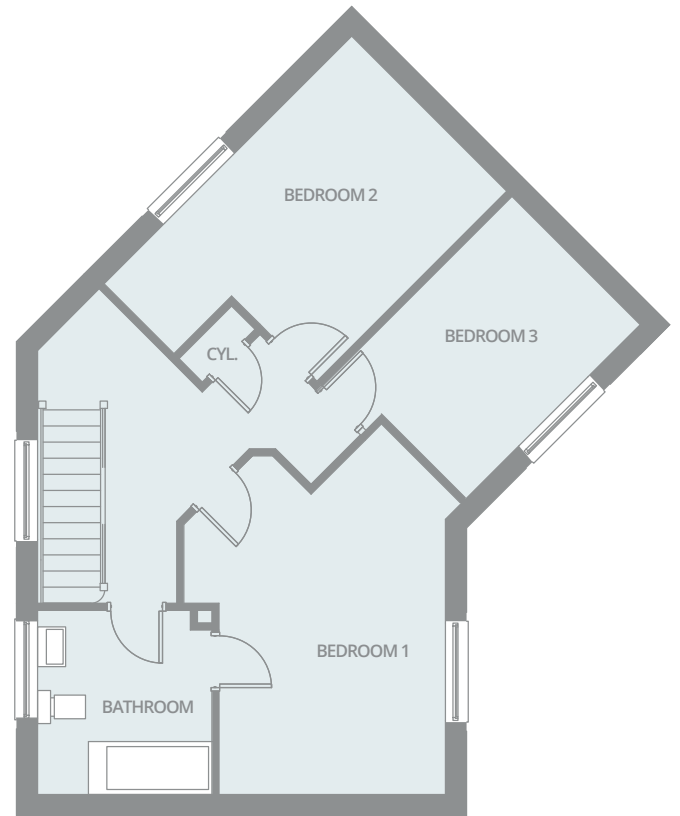
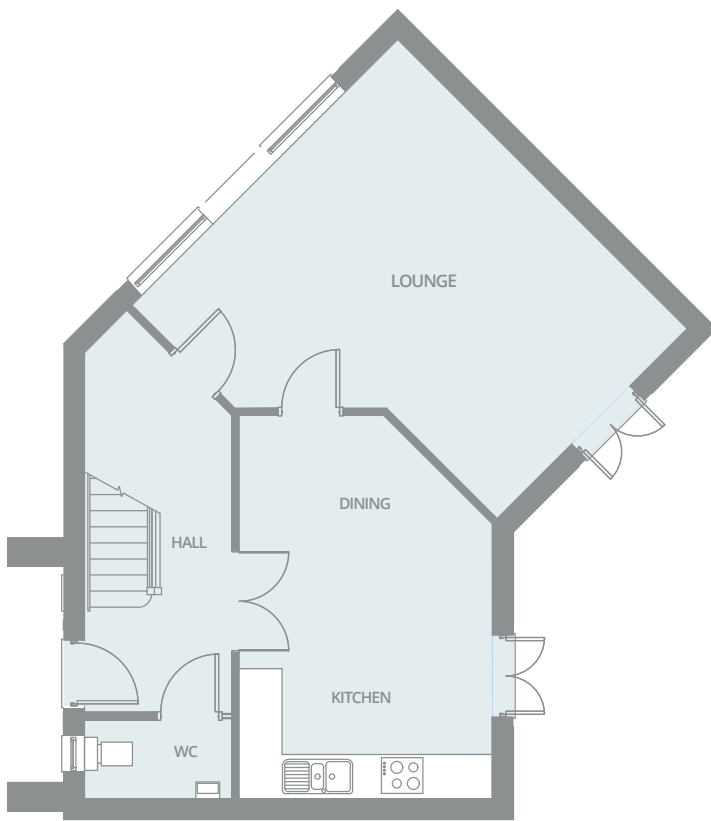
Riva Homes

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	3475 x 5290	11'4" x 17'3"
Lounge	5200 x 5620	17' x 18'4"
WC	1050 x 2000	3'4" x 6'5"

FIRST FLOOR PLAN

Bedroom 1	3610 x 5100	11'8" x 16'7"
Bathroom	2390 x 2530	7'8" x 8'3"
Bedroom 2	3000 x 4850	9'8" x 15'9"
Bedroom 3	2490 x 3400	8'1" x 11'1"

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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