



THE GORING

Number of Bedrooms: 4

Number of Bathrooms: 2

Type: Detached

Designers comments

Very well proportioned rooms with large open plan family kitchen living space, great for entertaining. Utility room and lots of storage space provide great flexibility. Large bedrooms and lovely ensuite to the master bedroom. Outside the feature bay window makes this house have the extra kerb appeal.

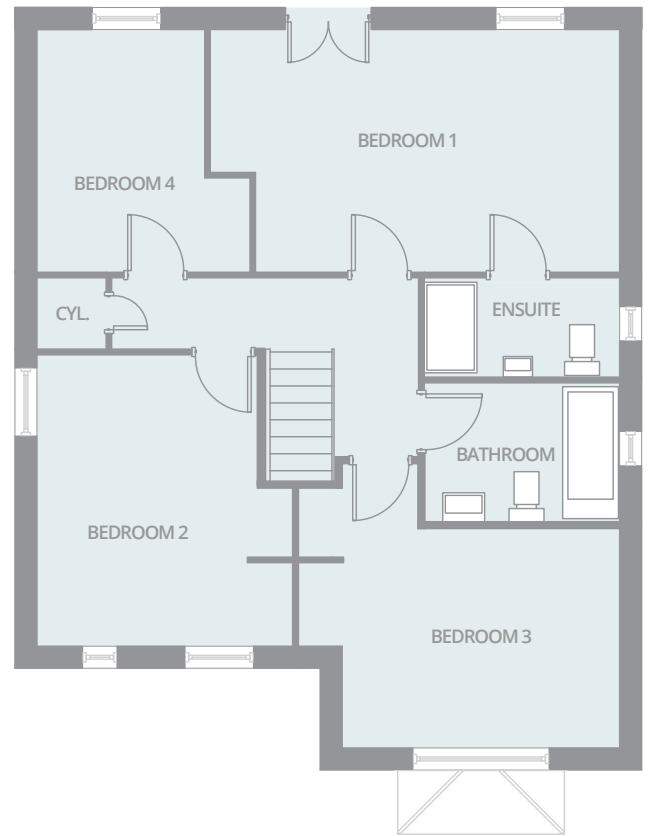
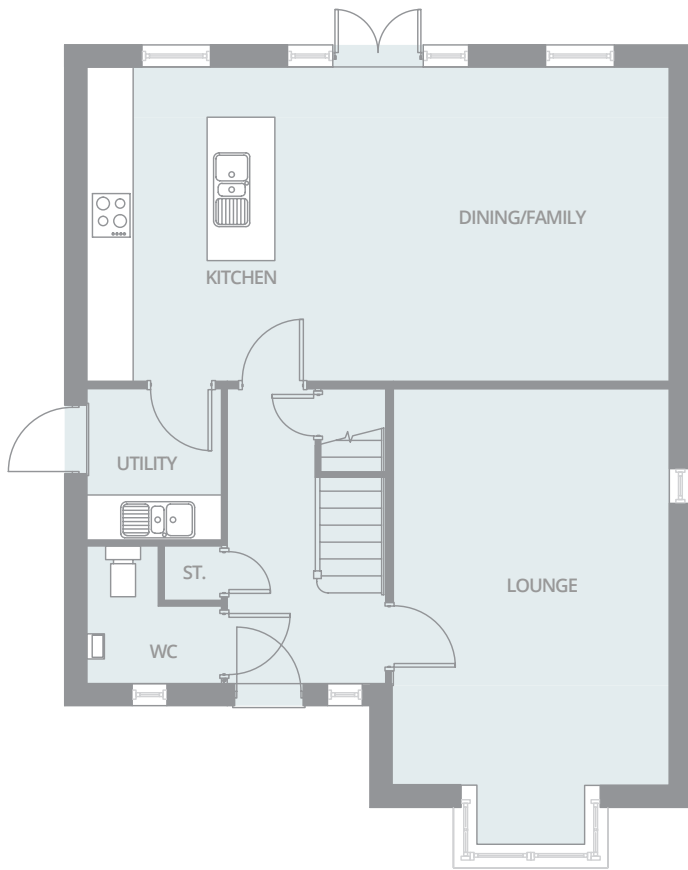
Riva Homes

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	4100 x 7655	13'4" x 24'9"
Lounge	3600 x 6000	11'9" x 19'8"
WC	1730 x 1770	5'8" x 5'9"
Utility	1730 x 1970	5'8" x 6'5"

FIRST FLOOR PLAN

Bedroom 1	3160 x 5370	10'4" x 17'7"
Ensuite	1280 x 2535	4'2" x 8'3"
Bathroom	1810 x 2535	5'10" x 8'3"
Bedroom 2	3335 x 3800	10'11" x 12'5"
Bedroom 3	3720 x 4200	12'1" x 13'9"
Bedroom 4	3160 x 3760	10'4" x 12'4"

Bedroom 2 side window applicable to plot 1 only

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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