



THE CARLTON

Riva Homes

Number of Bedrooms: 3 **Number of Bathrooms:** 1
Type: Semi-Detached

Designers comments

The Carlton is a fantastic larger than average 3 bedroom home, the entrance lobby provides a great welcome area to the property. The lounge is large and light and flows well to other rooms. The very large kitchen is a fantastic entertaining space with aluminium bi-fold doors opening onto the garden making this house perfect for inside outside living. With extra velux windows this area is flooded with light, with South facing gardens this area will certainly be the hub of the home.

The first floor has 3 generous bedrooms and a large house bathroom, this home will suite first time buyers, families and down sizers looking for a well built beautifully finished new home.



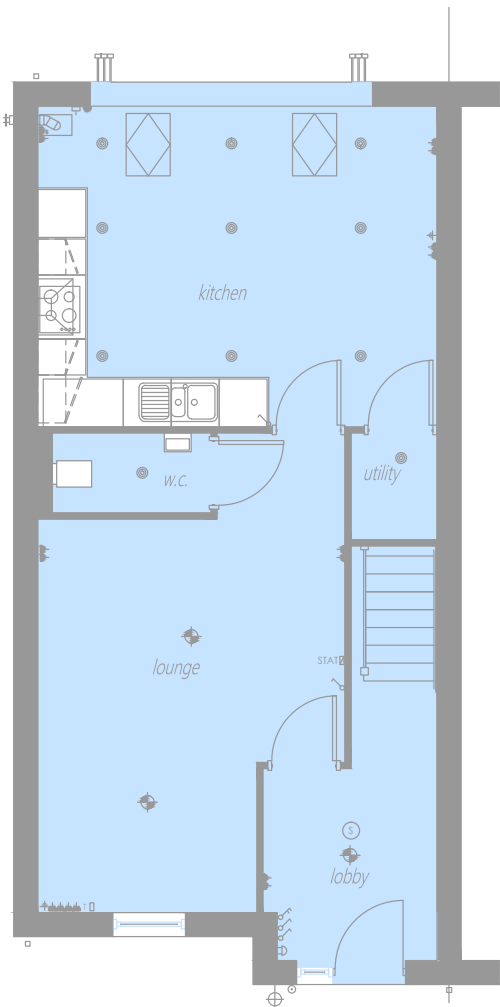
— THE OLD —
FIRE STATION

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

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

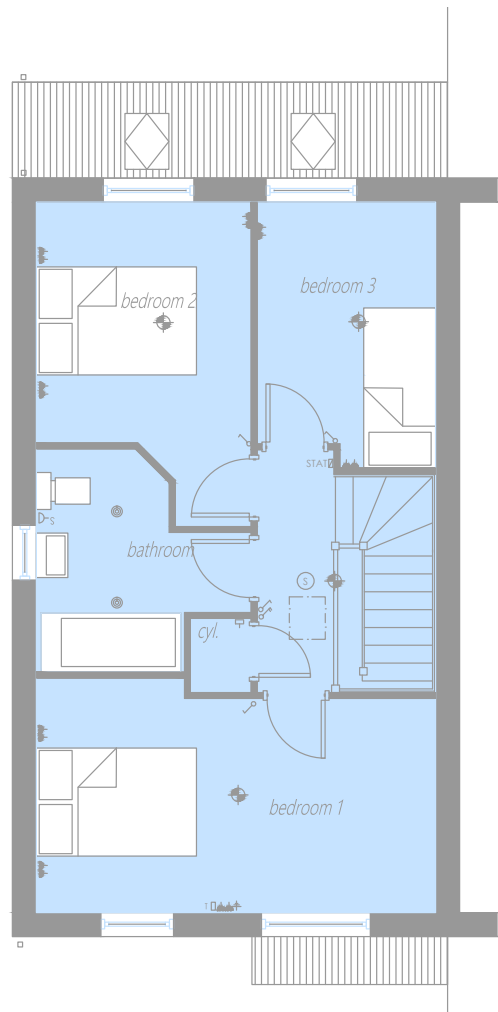
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Ground Floor

kitchen	4920 x 3940	16'1" x 12'9"
lounge	3770 x 4850	12'3" x 15'9"
lobby	1920 x 2330	6'3" x 7'6"



First Floor

bedroom 1	2850 x 4920	9'3" x 16'1"
bedroom 2	2600 x 4000	8'5" x 13'1"
bedroom 3	2180 x 3250	7'1" x 10'6"
bathroom	2600 x 2740	8'5" x 8'9"

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 brochure. Refer to our standard terms and conditions which can be found at rivahomes.co.uk

Specification

External Features

High performance energy/efficient
Composite doors
Energy efficient
External Light
Garage Power & Light (plot specific)
External Tap
Front and Rear Turf
Fencing

Heating

Energy efficient A rated gas boiler
Pressurised Water Cylinder (plot specific)
Dual zone heating system

Internal Features

Full alarm system
Hardwood veneered doors
Electronic smoke detectors

Bathrooms

Contemporary sanitaryware
Designer chrome taps
Porcelanosa Tiles
Chrome towel rails
Tiled floors
Tiled bath panels

Kitchens

Choice of contemporary kitchens
Choice of worktops and upstands
Zanussi Gas Hob
Zanussi Cooker Hood
Zanussi Electric Double Oven
Zanussi Fridge Freezer
Stainless Steel Monobloc tap

- ☐ Phone Point
- ✚ TV Aerial
- ⚡ Double Power Socket (Low Level)
- ⚡ Double Power Socket (High Level)
- ⊕ Pendant Ceiling Light Fitting
- ⊙ Ceiling Spot Light
- ⊕ External Lantern Light Fitting
- ⚡ Shaver Socket

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