



Sandway
HOMES

The Molyneux Shearwater 4 Bedroom Detached

124.5 sq m



Ground Floor



First Floor

**CONSUMER
CODE** FOR
HOME BUILDERS

www.consumercode.co.uk



Home Warranty
Advantage



Specification

We are delighted to offer you our new range of Sandway homes designed with you in mind. Each of our homes include a quality specification with many enhanced features as standard.

We also offer a selection of options as we recognise you may wish to tailor your home and make it unique to you. We have a variety of kitchen and tiling choices allowing you to reflect your own personal style.

Our sales team are on hand to advise of all optional extras available to you. Your choices are factored into the construction process, therefore we will provide you with a date by which you will need to inform us of your chosen options.

Then, all you will need to do is collect the keys to your beautiful, brand new Sandway home.

Dimensions

Lounge	16.5 m ²
Kitchen/Dining	22.0 m ²
Study	7.0 m ²
Bedroom 1	15.5 m ²
Bedroom 2	10.9 m ²
Bedroom 3	9.1 m ²
Bedroom 4	6.5 m ²
Bathroom	4.7 m ²



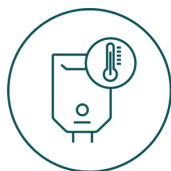
Modern, white ROCA bathrooms with contemporary chrome fittings and Porcelanosa tiling.



Quality, Howden's fitted kitchens with a choice of cabinets, worktops and handles.



Integrated oven, hob, fridge freezer and extractor.



Photovoltaic solar panels and energy efficient gas boiler and central heating.



Super fast broad band



UPVC double glazed windows



Electric vehicle charging point



Mains powered smoke detector and carbon monoxide alarms, fitted as standard

Sales Contact Details:

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Disclaimer: Customers should note that the illustrations contained are examples of our house types. The dimensions indicated are approximate and houses and floor plans may be mirrored versions of the illustrations depending on plot. Materials such as render and roof tiles may also differ from plot to plot. Early releases may be subject to change as kitchen layouts are finalised. It is recommended that the customer checks the individual specification for each plot, prior to making reservations.