



karsbrook
green

An exclusive development of 27 traditionally designed and built new homes

specification

DEVELOPMENT SPECIFICATION

- 27 traditionally built new homes finished to a superior standard
- The exclusive development includes 3 and 4 bed houses
- Local amenities within close proximity
- A short, 14 minute drive to Torquay beach
- Stunning views of the surrounding countryside
- Landscaped communal areas

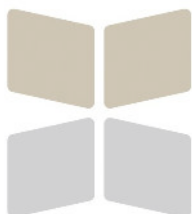
HOUSES

- Bespoke fitted kitchen with integrated appliances, solid worktops and modern splash backs
- Contemporary white bathroom suite with chrome taps, heated towel rail and choice of large format porcelain tiles
- Choice of premium carpets
- 2 parking spaces per property
- Rear gardens



GENERAL	3 BEDROOM HOMES	4 BEDROOM HOMES
uPVC double glazed casement windows	•	•
External doorsets with multipoint locking system	•	•
Underfloor heating on ground floor level	•	•
Gas fired central heating	•	•
Rear garden boundary fences	•	•

INTERNAL FINISHES	3 BEDROOM HOMES	4 BEDROOM HOMES
Oak veneer doors with chrome door furniture	•	•
Timeless white emulsion to walls & smooth white ceilings	•	•
Satin white woodwork	•	•
Engineered oak timber flooring to ground floor	•	•
Choice of premium carpet laid on the first floor	•	•



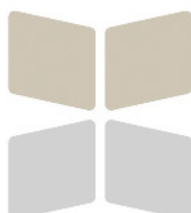
DEVELOPMENT SPECIFICATION

KITCHEN	3 BEDROOM HOMES	4 BEDROOM HOMES
Fully fitted kitchen with optional silestone worktop upgrade	•	•
Glass splash back behind hob 60cm	•	•
1.5 bowl stainless steel sink	•	•
Ceramic hob 60cm	•	•
Stainless-steel oven	•	•
Integrated fridge/freezer	•	•
Integrated dishwasher	•	•
Integrated washing machine	•	•



BATHROOM & EN SUITE	3 BEDROOM HOMES	4 BEDROOM HOMES
White sanitary ware with contemporary chrome fittings	•	•
Fixed head & hand shower with glass screen over bath	•	•
Fixed head shower in en suites	•	•
Choice of large format porcelain tiles	•	•
Chrome heated towel rail in bathroom and en suite	•	•

LIGHTING & ELECTRICALS	3 BEDROOM HOMES	4 BEDROOM HOMES
BT Fibre network to the premises	•	•
TV point in living room	•	•
Telephone point living room	•	•
LED downlights in kitchen, bathroom and en suite	•	•
Pendant lighting in hallway and bedrooms	•	•



Blakesley Estates subscribes to the Consumer Code of Conduct. Please refer to the Sales Agent for details.

Specification may be amended at any time without notice. Please check specific plot details with the Sales Agent prior to reserving your home, particularly on items which are more important to you.

Alternative options available upon request. See additional options brochure for finishing choices.

