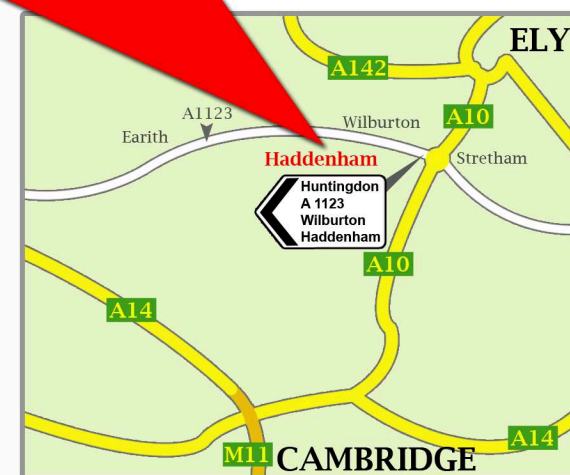
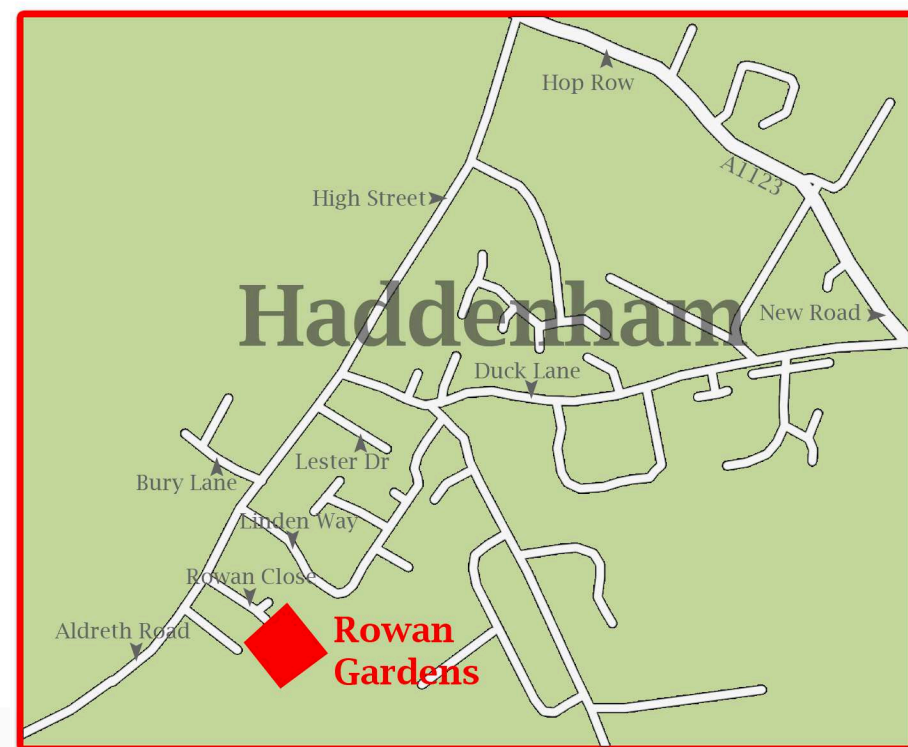


Rowan Gardens, Haddenham CB6 3QF



Rowan Gardens is a development of just nine, 2, 3 and 4 bedroom detached bungalows, set in the attractive Cambridgeshire village of Haddenham. This village has a host of local amenities and is within easy reach of Cambridge, and the historic City of Ely, with main line railway station providing services to London, Cambridge, Peterborough and Kings Lynn.

Haddenham is convenient for the Cambridge London A10 which feeds the A14 East-West and the M11/A11 London-Norwich trunk road.



ROWAN GARDENS, Haddenham general specification

For 2, 3 & 4 Bedroom Bungalows

Kitchen:

- New England Ivory Ash Colour Doors with complimentary Carcass, Graphite Matt laminate postformed worktops.
- 1.5 bowl white ceramic sink top with chromium mixer tap.
- Smeg Stainless Steel double electric oven.
- Black Touch Control Electric Ceramic Hob.
- Stainless steel chimney hood.
- Built in 50/50 fridge/freezer, washing machine & dishwasher.
- Johnson Ceramic floor tiles.
- Johnson contrasting wall tiles laid in stretcher pattern to underside of wall units.

Shower Room:

- White close coupled suite with matching seat, hand rinse basin fitted with Chrome Basin taps.
- White shower tray, chrome shower door with clear glass.
- Chromium shower valve with adjustable riser.
- Johnson wall tiles to half height (full height to shower cubical area), with detail tile one up from the bottom and at mid height.
- Shaver light over basin.
- Johnson Ceramic floor tiles.

Bedroom 1:

- Built in wardrobes to be pale cream coloured doors with full height mirror doors.

Ceilings:

- Smooth finish ceilings with coving.

Bathroom:

- White pedestal wash basin and chromium finished basin mixer with pop up waste.
- Close coupled w.c. suite with matching white seat.
- Acrylic twin grip bath and chromium bath filler.
- Johnson wall tiles to half height, with detail tile one up from the bottom and at mid height.
- Shaver light over basin.
- Johnson Ceramic floor tiles.

GRP Composite Entrance Doors:

- Front Door in jet black finish with glass panels to top half, letter plate, knocker and 3 point espagnolette locking with lever furniture finished in chrome.
- Rear Door in white finish with clear glass panels, 3 point locking and chrome lever handle.
- Personal garage door, white finish with clear glass and chrome lever handle.
- Garage door with metal frame in white and stainless steel handle.

Electrical:

- Telephone point to Hall.
- Multimedia socket plate consisting of Satellite, TV, FM/DAB radio and BT to Lounge and Bedroom 1.
- External light to front and rear.
- Spur point for alarm in the hall.
- Power and light to garage.
- Under cupboard lighting to kitchen wall units.
- Low energy downlights fitted to the ceiling in bathroom, shower room & kitchen.

Internal Doors:

- 6 panel doors painted white with polished chrome handles.

Miscellaneous:

- Air source heat pump providing underfloor heating.
- Wood burning stove on a marble hearth to Lounge.
- All internal walls to be painted Magnolia, internal and external woodwork to be painted white gloss.
- Guttering to be white PVCu box-section.
- Outside tap.
- Patio area to be provided outside French Doors.
- Fencing to be Wooden Panels with concrete posts and gravel boards.
- PVCu windows and French doors to be fitted with sealed double glazed units.
- White PVCu Fascia, Bargeboards and internal window boards.
- Wall insulation between the cavities.
- Brindle coloured paviors to parking spaces, with Natural Tegula Traditional paving to shared areas of the drive.

IMPORTANT NOTICE Although care has been taken in the preparation of these particulars, plans and specification, their accuracy is not guaranteed and they are subject to updating and variation, due to Governing Authorities and availability of materials from Suppliers.

ROWAN GARDENS, HADDENHAM

Plot	House Type
1.	Lincoln K
2.	Waltham KG
3.	Lincoln K
4.	Waltham KG
5.	Leiston SG
6.	Waveney G
7.	Dunwich
8.	Lambourne K
9.	Lambourne K



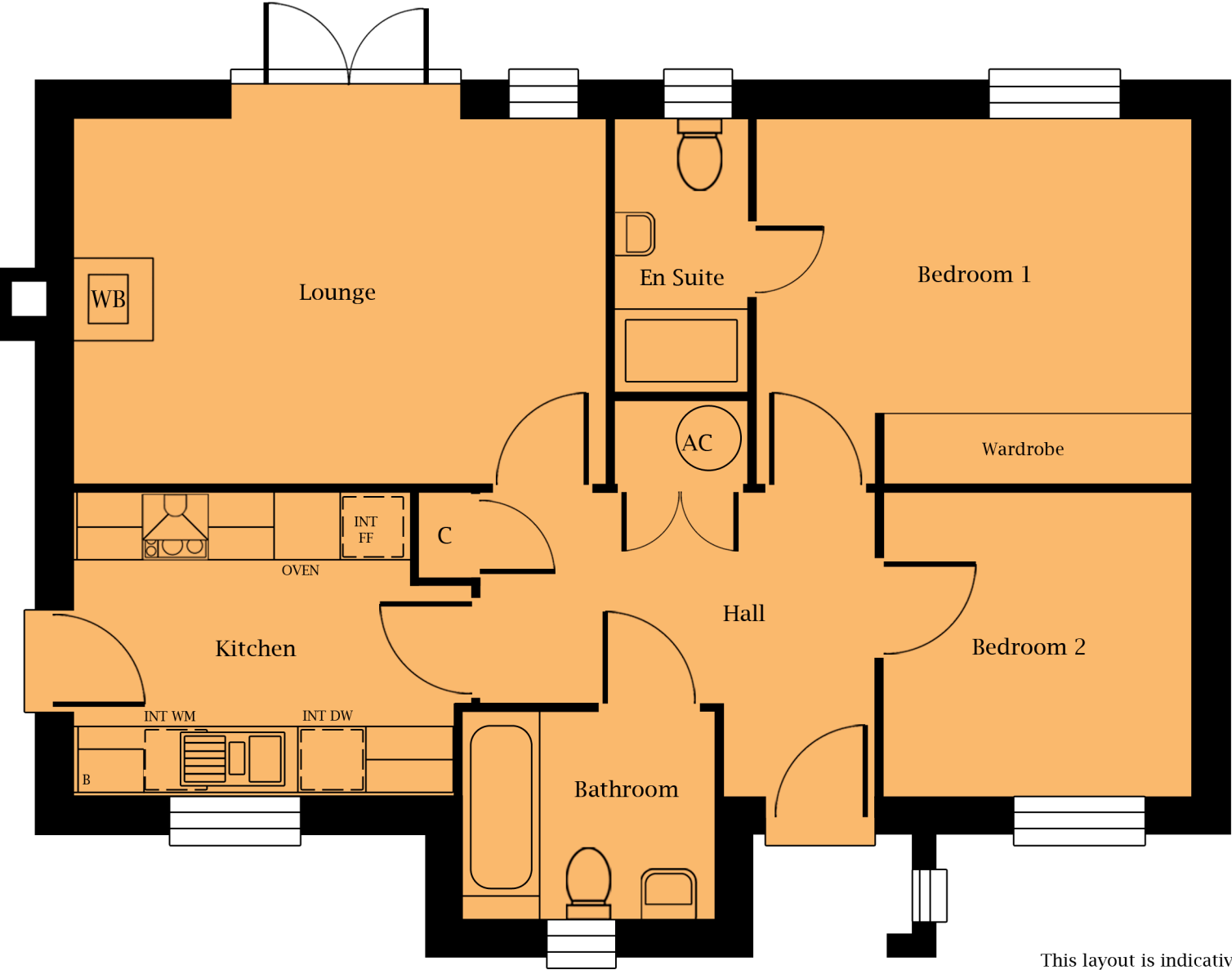
Dunwich two bedroom bungalow



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REASON HOMES

Dunwich detached two bedroom bungalow



DUNWICH
two bedroom bungalow

Lounge	4.816m (15'10")	x	3.290m (10'9")
Kitchen	3.436m* (11'3")	x	2.725m (8'11")
En Suite	1.170m (3'10")	x	2.450m (8'1")
Bedroom 1	3.930m (12'11")	x	3.290m* (10'9")
Bedroom 2	2.767m (9'1")	x	2.725m (8'11")
Bathroom	2.248m (7'4")	x	1.850m (6'1")

* Max dimension (includes depth of wardrobes in master bedroom).

- INT FF = Integrated Fridge Freezer
- INT WM = Integrated Washing Machine
- INT DW = Integrated Dishwasher
- AC = Airing Cupboard
- C = Cupboard
- B = Boiler within kitchen wall cupboard
- WB = Wood Burning Stove

This layout is indicative only - no dimensions should be scaled from this plan

Lambourne K three bedroom bungalow



Lambourne K detached three bedroom bungalow



LAMBOURNE K three bedroom bungalow

Lounge	3.650m (12'0")	x	5.000m (16'5")
Kitchen	3.634m (12'0")	x	4.115m (13'6")
En Suite	2.265m* (7'5")	x	1.805m (5'11")
Bedroom 1	3.465m* (11'4")	x	3.440m (11'3")
Bedroom 2	3.380m (11'1")	x	3.605m* (11'10")
Bedroom 3	3.380m (11'1")	x	3.350m (11'0")
Bathroom	2.465m* (8'1")	x	2.146m* (7'0")

* Max dimension (includes depth of wardrobes in master bedroom).

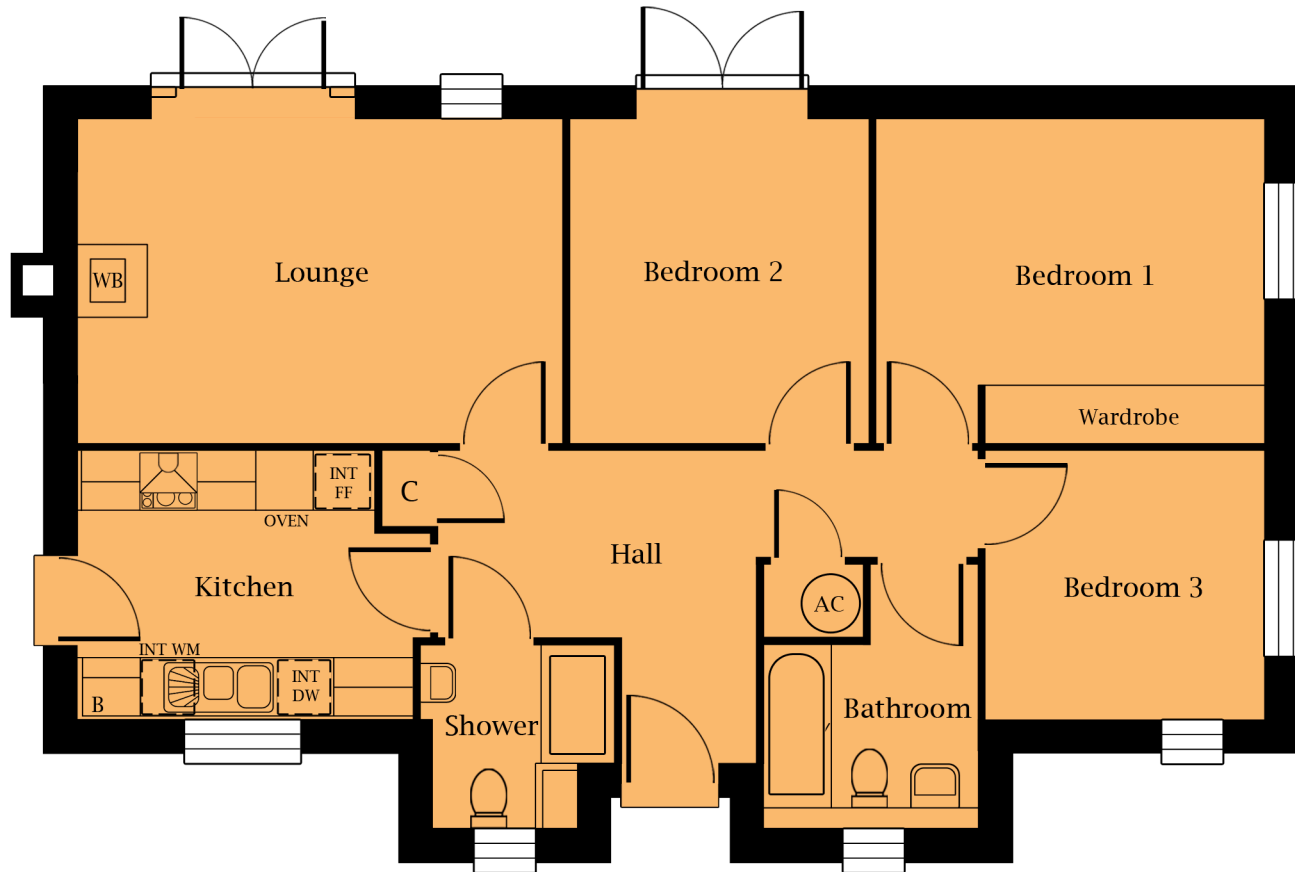
- INT FF = Integrated Fridge/Freezer
- INT DW = Integrated Dishwasher
- INT WM = Untegated Washing Machine
- AC = Airing Cupboard
- C = Cupboard
- B = Boiler within kitchen wall cupboard
- WB = Wood Burning Stove

This layout is indicative only - no dimensions should be scaled from this plan

Leiston SG three bedroom bungalow



Leiston SG three bedroom bungalow



LEISTON SG

three bedroom bungalow

Lounge	4.950m (16'3")	x	3.290m (10'9")
Kitchen	3.425m* (11'3")	x	2.725m* (8'11")
Shower	1.954m* (6'5")	x	1.845m* (6'1")
Bedroom 1	3.950m (13'0")	x	3.290m* (10'9")
Bedroom 2	3.053m (10'0")	x	3.290m (10'9")
Bedroom 3	2.821m (9'3")	x	2.725m (8'11")
Bathroom	2.143m* (7'0")	x	2.675m* (8'9")

* Max dimension (includes depth of wardrobes in master bedroom).

INT FF = Integrated Fridge Freezer space
INT WM = Integrated Washing Machine space
INT DW = Integrated Dishwasher space
AC = Airing Cupboard
C = Cupboard
B = Boiler within kitchen
WB = Wood Burning Stove

This layout is indicative only - no dimensions should be scaled from this plan

Lincoln K four bedroom bungalow



Lincoln K four bedroom bungalow



LINCOLN K
four bedroom bungalow

Lounge	3.615m (11'10")	x	5.000m (16'5")
Kitchen	3.605m (11'10")	x	3.988m (13'1")
En Suite	2.220m (7'3")*	x	1.790m (5'10")*
Bedroom 1	3.503m (11'6")*	x	3.680m (12'1")
Bedroom 2	3.680m (12'1")	x	3.028m (9'11")
Bedroom 3	3.335m (10'11")	x	3.200m (10'6")*
Bedroom 4	2.775m (9'1")	x	2.715m (8'11")
Bathroom	1.770m (5'10")	x	3.200m (10'6")

* Max dimension (includes depth of wardrobes in master bedroom).

- INT FF = Integrated Fridge Freezer
- INT WM = Integrated Washing Machine
- INT DW = Integrated Dishwasher
- AC = Airing Cupboard
- C = Cupboard
- WB = Wood Burning Stove

This layout is indicative only - no dimensions should be scaled from this plan

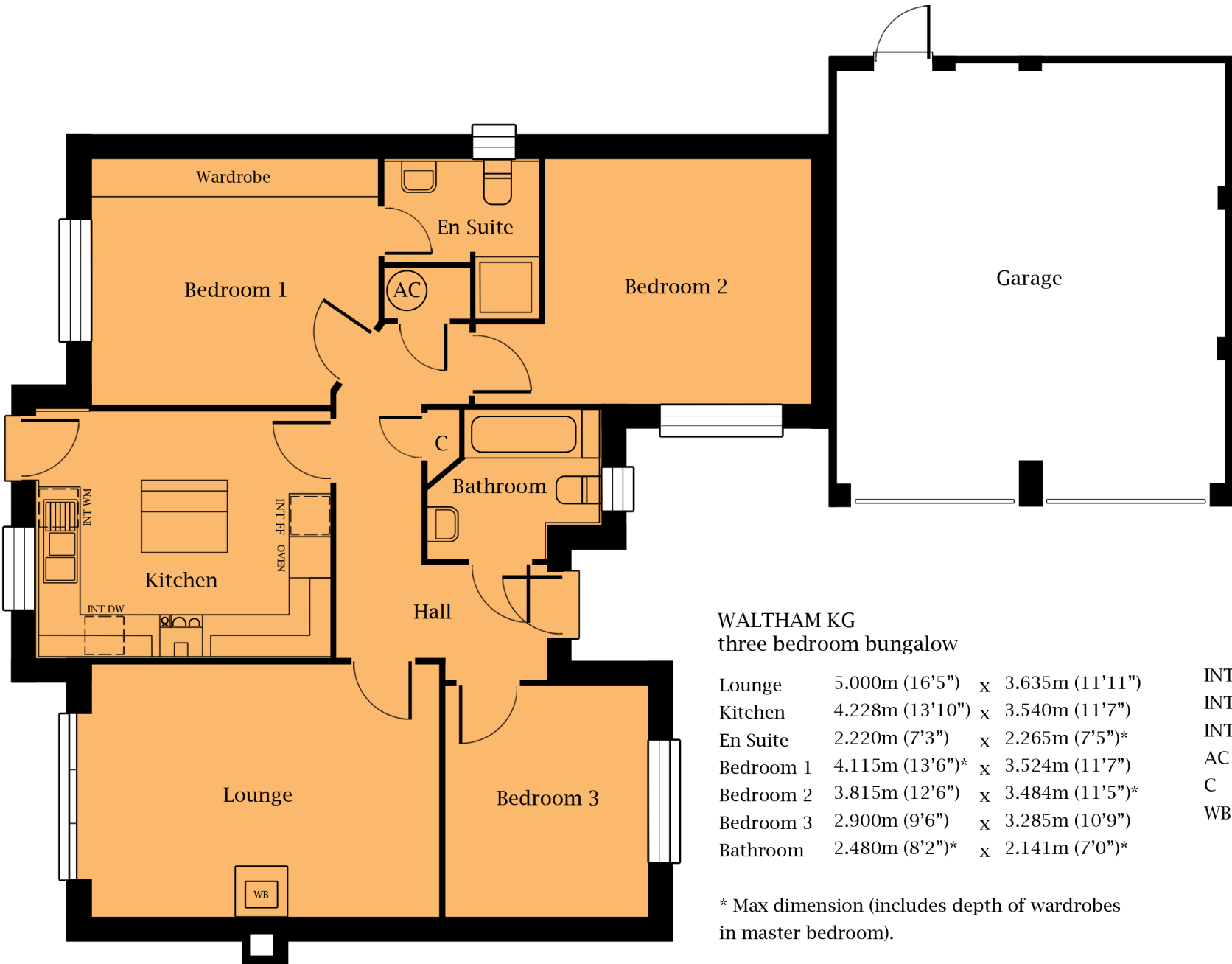
Waltham KG three bedroom bungalow



PRN170817

REASON HOMES

Waltham KG three bedroom bungalow



This layout is indicative only -
no dimensions should
be scaled from this plan

WALTHAM KG
three bedroom bungalow

Lounge	5.000m (16'5")	x	3.635m (11'11")
Kitchen	4.228m (13'10")	x	3.540m (11'7")
En Suite	2.220m (7'3")	x	2.265m (7'5")*
Bedroom 1	4.115m (13'6")*	x	3.524m (11'7")
Bedroom 2	3.815m (12'6")	x	3.484m (11'5")*
Bedroom 3	2.900m (9'6")	x	3.285m (10'9")
Bathroom	2.480m (8'2")*	x	2.141m (7'0")*

- INT FF = Integrated Fridge Freezer
- INT WM = Integrated Washing Machine
- INT DW = Integrated Dishwasher
- AC = Airing Cupboard
- C = Cupboard
- WB = Wood Burning Stove

* Max dimension (includes depth of wardrobes
in master bedroom).

Waveney G three bedroom bungalow

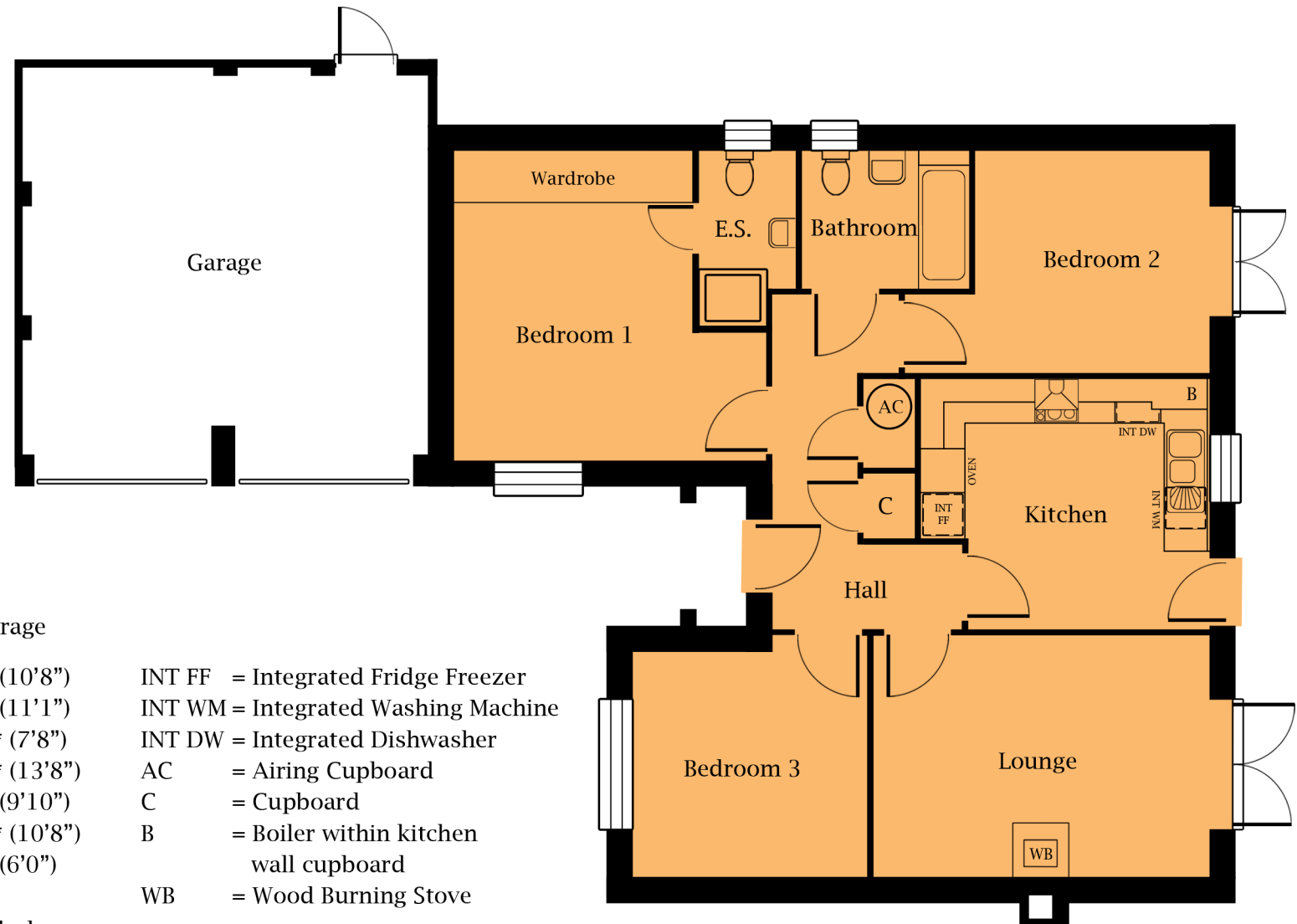


PRN170817

REASON HOMES

Waveney G three bedroom bungalow

This layout is indicative only - no dimensions
should be scaled from this plan



WAVENEY G

three bedroom bungalow with double garage

Lounge	4.540m (14'11")	x	3.250m (10'8")
Kitchen	3.910m* (12'10")	x	3.388m (11'1")
En Suite	1.290m* (4'3")	x	2.355m* (7'8")
Bedroom 1	4.210m* (13'10")	x	4.160m* (13'8")
Bedroom 2	3.150m (10'4")	x	2.990m (9'10")
Bedroom 3	3.153m (10'4")	x	3.250m* (10'8")
Bathroom	2.260m* (7'5")	x	1.835m (6'0")

INT FF	= Integrated Fridge Freezer
INT WM	= Integrated Washing Machine
INT DW	= Integrated Dishwasher
AC	= Airing Cupboard
C	= Cupboard
B	= Boiler within kitchen wall cupboard
WB	= Wood Burning Stove

* Max dimension (includes depth of wardrobes
in master bedroom).