



COLEMAN HEIGHTS

HOO, ROCHESTER



Clarendon
Homes

Situated in Hoo, Coleman Heights is a development of 4 quality homes which have been designed to suit this delightful village environment. The development derives its name from the family that lived and farmed the area for many years. Careful choice of brickwork and Kentish roof tiles compliment these village style homes, which are all situated on sizeable plots

complete with ample parking space and turning area. Hoo has local shops for most needs and is situated equally distant from Chatham and Gillingham, where there are more comprehensive range of amenities. Mainline railway stations are at Chatham and Gillingham with access to Junction 1 of the M2 nearby – all of these facilities are within 6 miles.

Each property has been internally designed inside to provide spacious living with large kitchen and lounge area as well as generously sized double bedrooms including 2 Ensuite bathrooms. A highly finished interior includes a choice of Kitchens and luxury fitted bathrooms for early reservations.

SPECIFICATIONS

KITCHEN

- DESIGNER FITTED KITCHEN
- BUILT IN OVEN/HOB/EXTRACTOR
- FRIDGE FREEZER
- BUILT IN DISHWASHER
- BUILT IN WASHING MACHINE AND DRYER
- CERAMIC TILED FLOOR UNDER WALL UNITS

BATHROOMS:

- FITTED FURNITURE TO ALL BATHROOMS
- THERMOSTATICALLY CONTROLLED SHOWERS
- CERAMIC TILES TO ALL WALLS AND FLOORS
- HALF TILING TO CLOAKROOMS

HEATING AND HOT WATER

- LATEST HIGH EFFICIENCY GAS BOILERS
- MAINS PRESSURE HOT WATER SYSTEM
- PROGRAMMABLE ROOM THERMOSTATS
- HIGH EFFICIENCY HOT WATER TANK
- DRY LOFT – NO TANKS OR WATER PIPES

HOME COMMUNICATIONS

- TV AERIAL POINTS TO ALL BEDROOMS, KITCHEN AND LIVING ROOM
- TELEPHONE POINTS TO ALL BEDROOMS, KITCHEN AND LIVING ROOM

DOORS AND INTERNAL JOINERY

- UPVC ENTRANCE AND REAR DOORS
- MOULDED SKIRTING AND ARCHITRAVES
- UPVC WINDOWS WITH HIGH SECURITY LOCKS (EXCEPT FIRE EXIT WINDOWS)
- LOW "E" GLASS

SECURITY

- 10 YEAR HOUSE BUILDERS GUARANTEE
- MAINS POWERED SMOKE ALARMS WITH BATTERY BACKUP
- HIGH SECURITY 5 POINT LOCKING TO EXTERNAL DOORS
- WIRING PROVIDED FOR A NACOSS APPROVED SECURITY SYSTEM

FINAL TOUCHES

- PLAIN CEILINGS
- DOWNLIGHTS TO HALL, LANDING AND KITCHEN
- UPVC SOFFITTS AND FASCIAS
- FULLY LAID PATIO AREAS
- TURFED FRONT AND REAR GARDENS
- EXTERNAL LIGHTS AND SOCKET
- EXTERNAL GARDEN TAP
- INTEGRAL PRIVATE GARAGES AND OFF ROAD PARKING

FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



ROOM SIZES

ROOMS	METRIC		IMPERIAL	
	WIDTH	LENGTH	WIDTH	LENGTH
KITCHEN	3065	4800	10' 1"	15' 7"
LOUNGE	5540	3350	18' 2"	11' 0"
DINING ROOM	3600	3350	11' 8"	11' 0"
BEDROOM 1	3900	3485	12' 8"	11' 4"
BEDROOM 2	3290	3485	10' 8"	11' 4"
BEDROOM 3	2250	2700	7' 4"	8' 9"
BEDROOM 4	4600	2500	15' 1"	8' 2"
BEDROOM 5/ STUDY	2500	2000	8' 2"	6' 6"

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