

# Springwood Green



## KEY FEATURES

- Energy Efficient
- Underfloor heating to ground floor
- 10 Year Warranty
- Quality Specification with Choice and Optional Extras
- Expansion potential

The image is from an imaginary viewpoint. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical home of this type, but there are, however variances from plot to plot. External materials, finishes, landscaping and the position of garages, may vary throughout the development. Properties may also be built mirror image. Please enquire for further details.

## de Brus *Plus*

4 bedroom detached  
dormer bungalow  
with garage

# Springwood Green

Springwood Green is a Development of 20 Quality Dormer Bungalows undertaken by Ryedale Estates Ltd and forming part of the Cleveland Gate initiative in Guisborough.

## de Brus Plus

### GROUND FLOOR

#### Kitchen/Dining

3335mm x 7873mm 10'11" x 25'10"

#### Lounge

4753mm x 3300mm 15'7" x 10'10"

#### Bed 1

3000mm x 5400mm max 9'10" x 17'9" max

#### Bed 2

3300mm x 3973mm max 10'10" x 13'0"

#### Bath

2100mm x 1908mm 6'11" x 6'3"

### Shower room

1481mm x 2212mm 4'10" x 7'3"

### FIRST FLOOR

#### Bed 3

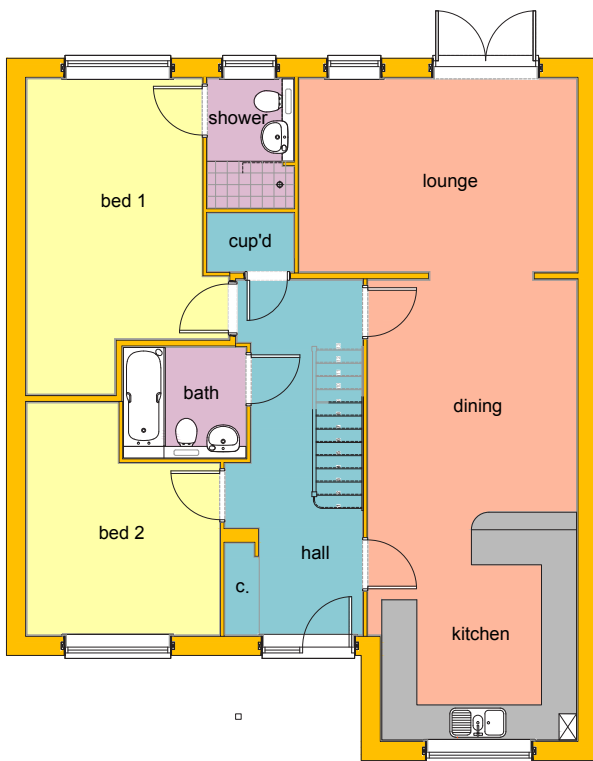
3575mm x 4925mm min 11'9" x 16'2" min

#### Bed 4

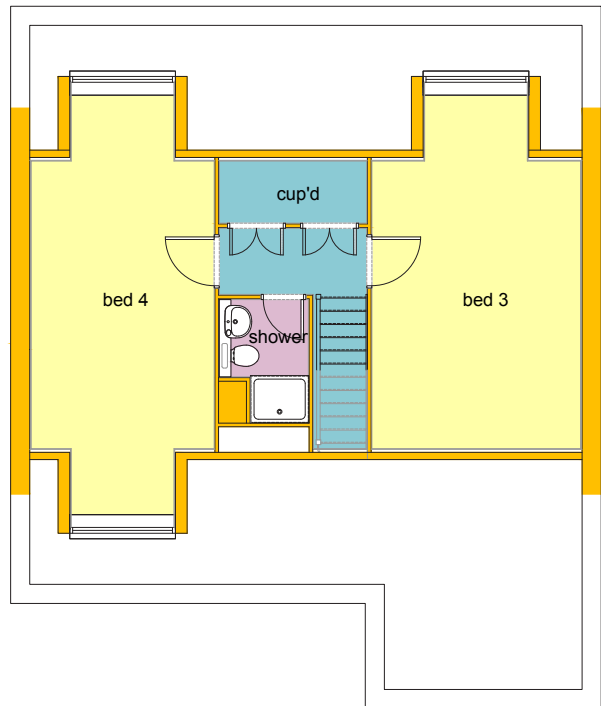
3134mm x 4925mm min 10'3" x 16'2" min

### Shower room

1525mm x 2104mm 5'0" x 6'11"



Ground Floor



First Floor

# Springwood Green



**KEY**

- Type - De Brus
- Type - Carlton

# Springwood Green

Springwood Green is a Development of 20 Quality Dormer Bungalows undertaken by Ryedale Estates Ltd and forming part of the Cleveland Gate initiative in Guisborough.

## Key Features

### EXTERNAL SPECIFICATION

Garage with Sockets and lights  
Facing Bricks Lagan Brick, Autumn Drag face  
Roof Tile Sandtoft 20/20 Antique Slate  
Block paving to drive Brindle Colour  
Fencing 1.8m vertical Boarding  
Turf to front garden, soil and rotovate to rear  
External Tap

### INTERNAL SPECIFICATION

Internal walls painted magnolia  
Internal woodwork painted white gloss  
Light Oak veneer internal doors  
Oak staircase with decorative oak newel post (treads MDF)  
Decorative coving to lounge, dining room and hallway  
MDF skirting and back mould  
Smooth finish to ceiling painted white  
Quality work surfaces, integrated Dishwasher; Fridge; Freezer; Oven; Hob; Washer-Drier  
Under cupboard lighting to kitchen  
Down lights to kitchen-diner, bathroom, en-suite and cloaks  
Chrome switches, sockets and door handles throughout

Quality white bathroom suites in contemporary design

Wall tiling to kitchens and bathrooms

### ENERGY SAVING FEATURES

Gas fired central heating with under floor heating to ground floor, radiators to first floor

Electric heated chrome towel rails to bathrooms and en-suite

Double glazed

### SAFETY AND SECURITY FEATURES

Intruder Alarm System

Smoke/heat detectors

External lights to front and rear doors

Lockable handles to all windows

### OPTIONAL EXTRA FEATURES

Wall tiling

Coving

Granite or Silestone work surfaces

Additional sockets, TV and Telephone points

Choice of paint colours.

### 10 year LABC Warranty