



# MANNINGTREE PARK

COUNTRY LIVING AT ITS FINEST

CITY &  
COUNTRY

**Every home has been crafted to deliver comfort, efficiency and timeless appeal. From considered layouts to elegant finishing touches, the specification reflects a commitment to quality in every detail.**

## KITCHEN

- Sleek, contemporary shaker style cabinetry with soft-close doors and drawers
- High-quality Silestone worktops with matching upstands and sink grooves
- Fully integrated Bosch appliances including oven, hob, fridge/freezer and dishwasher
- LED feature lighting under wall units
- Chrome mixer tap and under mounted stainless steel sink

## BATHROOMS & EN SUITES

- Stylish white sanitaryware by Laufen
- Polished chrome Vado brassware
- Full-height porcelain tiling to shower and bath areas
- Heated towel rails in chrome finish
- Vanity units and shaver points included
- Mirrored cabinet storage with LED lighting to all bathrooms and en suites
- Niches to bathrooms and shower enclosures\*

## HEATING & ELECTRICAL

- Gas-fired central heating, with air source heat pumps to selected plots
- Thermostatically controlled radiators
- Downlights to kitchen, bathrooms and en suites
- Ample power points, USB sockets to selected rooms
- TV and data points to living areas and principal bedrooms

## FLOORING & FINISHES

- Amtico Spacia flooring to hallway, kitchen and living areas
- Cormar Sensations carpet to stairs, landing, bedrooms, upstairs cupboards, separate living rooms and separate family rooms where applicable
- Panelled internal doors painted in Mudlark grey
- Walls finished in white throughout

## EXTERNAL FEATURES

- Private rear gardens with patio area
- External lighting to front and rear elevations
- High-performance uPVC windows
- Electric vehicle charging points
- Enhanced insulation for reduced energy usage
- PV panels to 2 & 3 bedroom homes

## SMART LIVING

All of our homes are designed to meet the latest sustainability and fabric efficiency regulations. By using a combination of photovoltaic panels, air source heat pumps, waste water heat recovery and enhanced thermal fabric performance, your new homes offer reduced electric and heating bills and low emissions by use of solar and clean renewable energy sources.

Our 2 and 3 bedroom homes feature high-efficiency gas boilers complemented by integrated photovoltaic (PV) panels to maximise energy performance.

For our larger 4 and 5 bedroom homes, we utilise Air Source Heat Pumps (ASHPs) to deliver optimal heating efficiency and reduce environmental impact.

\*Where applicable. Computer generated images and photography is indicative only and of previous City & Country show homes. Accordingly, due to the City & Country policy of continual improvement, the finished product may vary from the information provided and City & Country reserves the right to amend the specification. All dimensions stated are approximate only with maximum dimensions and may alter through the construction phase and with interior finishes. You are therefore advised not to order any carpets, appliances or other goods which depend upon accurate dimensions before carrying out a check measure within your reserved property. Please be aware that the information contained in this document is indicative and intended to act as a guide only to the finished product and the properties available. The company reserves the right to alter these details at any time and without notice. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability.



# CHECKLIST

A luxurious spec is standard throughout our homes, please use this checklist to uncover the key items included in your new home.

## GENERAL

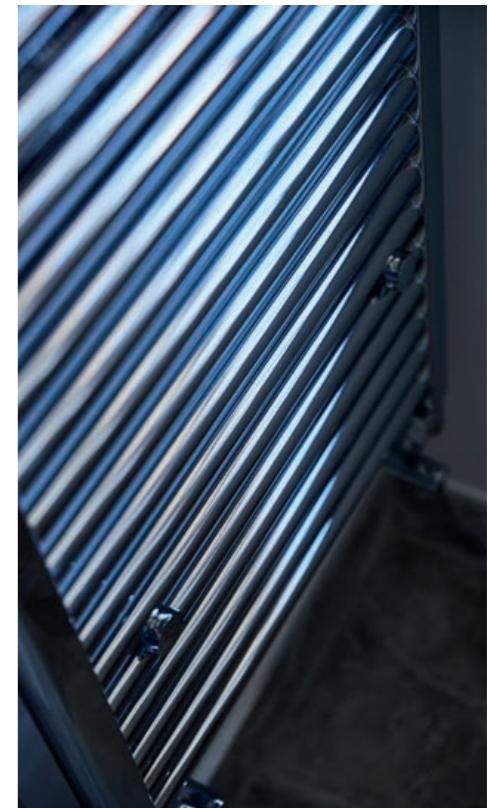
|                                     |
|-------------------------------------|
| Amtico Range Vinyl Tile Flooring    |
| Cormar Carpets Sensation Original   |
| Polished Chrome Door Furniture      |
| Shaker Door painted in Mudlark      |
| Timber Staircase                    |
| Walls and Ceilings painted in White |

|           |                |
|-----------|----------------|
| 2 bedroom | The Harrison   |
| 3 bedroom | The Parker     |
|           | The Oatley     |
|           | The Goodridge  |
|           | The Webb       |
| 4 bedroom | The Mackintosh |
|           | The Nash       |
|           | The Bentley    |
|           | The Kendall    |
| 5 bedroom | The Wyatt      |
|           | The Harcourt   |
|           | The Aston      |
|           | The Vernon     |

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## KITCHEN

|   |
|---|
| Shaker Kitchen (Colour Choices Available on Selected Plots)             |
| Silestone Kitchen Worktops (Colour Choices Available on Selected Plots) |
| 1.5 Inset Bowl Sink with Mono Bloc Chrome Kitchen Tap                   |
| Cutlery Drawer  |
| Under-cabinet Lighting  |
| Base Mounted Waste Bin  |

## KITCHEN APPLIANCES (BOSCH)

|  |
|--|
| 60cm Single Oven                                 |
| 60cm Touch Display & Digital Control Single Oven |
| 60cm Induction Hob                               |
| 80cm Induction Hob                               |
| Venting Hob                                      |
| 60cm Extractor                                   |
| 90cm Extractor                                   |
| Built-in Microwave                               |
| Air Fryer & Grill Tray                           |
| Integrated Washer / Dryer                        |
| Integrated Dishwasher                            |
| 60cm Fridge/Freezer                              |
| 60cm Tall Fridge / 60cm Tall Freezer             |
| Wine Cooler                                      |

★ Fitted as standard – included in the property

# CHECKLIST

## BATHROOM AND EN SUITE

- Vado Taps and Shower Heads
- Laufen Pro Sanitary Ware
- Tiled Bath Panel
- Crosswater Illuminated Mirror
- Mirrored Cabinets with LED Lighting
- Stone Counter Top
- Shaver Sockets
- Niche with LED Lighting

## BATHROOM AND EN SUITE TILING

## Wall and Floor Tiles

## HEATING AND ELECTRICAL

- Triconnex Infrastructure for Broadband & Telephone
- Sky & TV points
- Air Source Heat Pump in 4 & 5 Beds
- Gas Fired Valiant ecoFIT Combination Boiler – in 2 and 3 Beds only
- Cylinders for ASHPs in 4 & 5 Beds
- Underfloor Heating
- Gaia Smart Thermostat
- Chrome Towel Radiators to All Bathrooms and En suites
- Thermostatic Radiators
- White Switches & Sockets
- Downlight to Living Room, Kitchen, Bathrooms, En suite, WC
- PV Panels

## EXTERNAL

- Softwood Timber Fencing
- External Wall Light(s)
- Rhaj Indian Stone Paving
- Outside tap(s) (Plot Specific)
- EV Charger
- Composite Black Entrance Doors
- Aluminium Bi-folding Doors

|                  |                |
|------------------|----------------|
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## WARDROBES

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|--|
| Built-in Wardrobe to Principal Bedroom |
| Walk-in Wardrobe to Principal Bedroom  |

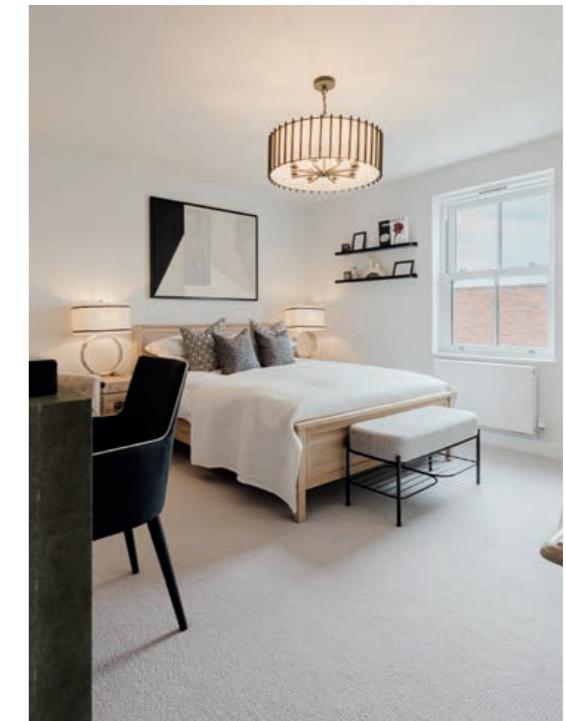
## UTILITY ROOM

|                           |
|---------------------------|
| Slimline Laminate Worktop |
|---------------------------|

## SECURITY

|                                    |
|------------------------------------|
| SimpliSafe Doorbell                |
| SimpliSafe Outdoor Security Camera |
| SimpliSafe Alarm System            |

| 2 bedroom                | The Harrison             | 3 bedroom                | The Parker               | The Oatley               | The Goodridge            | The Webb                 | 4 bedroom                | The Mackintosh           | The Nash                 | The Bentley              | The Kendall              | 5 bedroom                | The Wyatt                | The Harcourt             | The Aston                | The Vernon |
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★ Fitted as standard – included in the property

“I've always loved Manningtree as an area, I'd always drive to Manningtree to get into London Liverpool Street when I lived in Suffolk, so, I'm very familiar with it. The area makes me feel as though I'm somewhere in Cornwall with the estuary nearby – it's beautiful.”

Kate Rhodes  
Manningtree Park resident



## Contact us

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availability

