



# 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

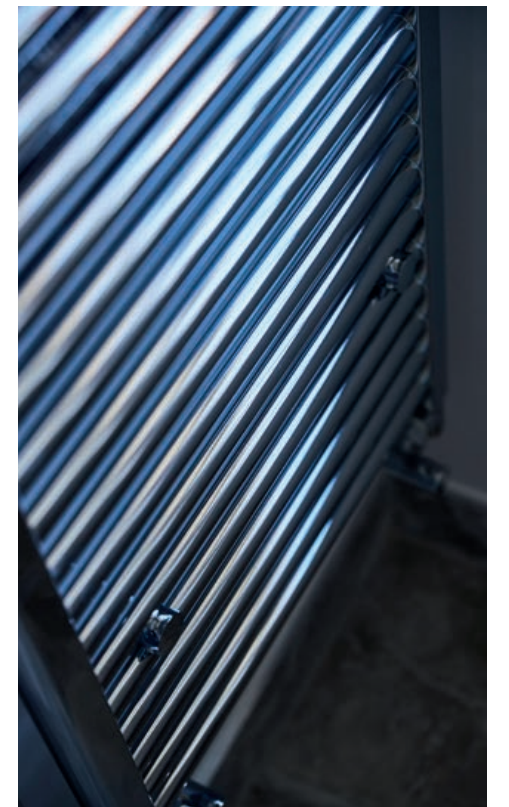
Amtico Range Vinyl Tile Flooring
Cormar Carpets Sensation Original
Polished Chrome Door Furniture
Shaker Door painted in Mudlark
Timber Staircase
Walls and Ceilings painted in White

## 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

[illegible]

★ 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

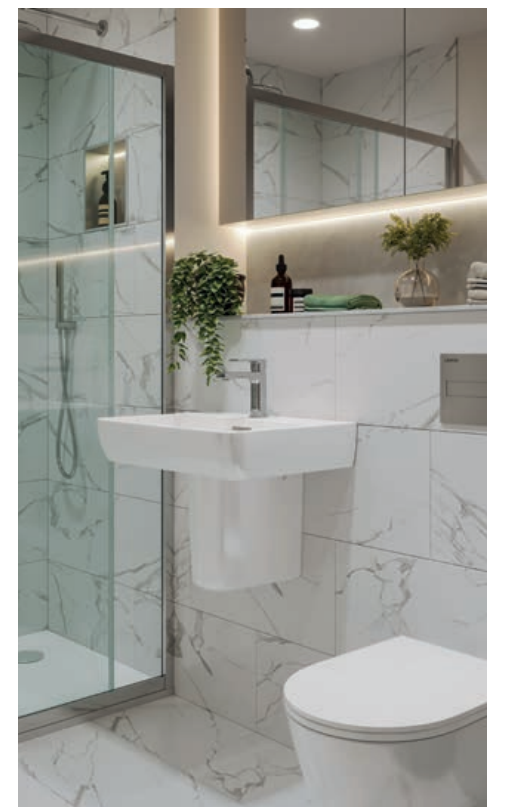
## Wall and Floor Tiles

## 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

[illegible]

★ Fitted as standard – included in the property



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## WARDROBES

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

## UTILITY ROOM

Slimline Laminate Worktop
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## 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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“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

