

The Mill Development, Mill Road , Sharnbrook MK44 1NX





Sharnbrook

Sharnbrook is a Village located in North Bedfordshire just off the A6 and lies to the North of the River Great Ouse where it meets the Brook which gives the Village its name. St Peters Church is the oldest surviving building in the Village. The Village is also mentioned in the Domesday book.

Today Sharnbrook is home to about 2000 people and is a desirable place to live; the Village offers excellent road links to Bedford, Northampton and Milton Keynes. From Bedford Train station there is a regular service into London St Pancras, you can be in London in just 35 minutes.

In the Village you can find an array of shops - there is a Butchers, Bakers, two Pubs, Theatre, Restaurants, Supermarket, Newsagents and a Grocers.

The Village also has a Lower School and is home to the highly respected Secondary School - Sharnbrook Upper and the Paula Radcliffe Leisure Centre.



The Mill

The Mill is a small development of four new five bedroomed detached homes to be built in the sought after village of Sharnbrook.



We are excited to be releasing our 2nd phase here of only four stunning new homes set on a small development, the properties will be finished both internally and externally to a high specification and have been designed to offer the very best in modern living.

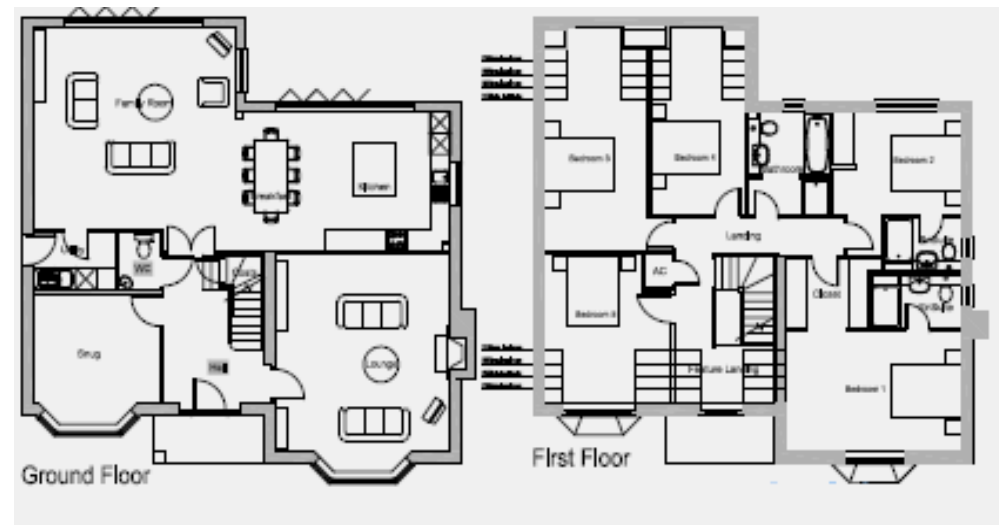
Plots 1 and 4 – Canterbury

Five Bedroom Detached

- Five Double Bedrooms
- Double Detached Garage
- Spacious Lounge with feature fireplace and Log Burner
- Snug or family room
- Approx. 2500 sq. ft. of accommodation
- Large open plan Kitchen – Diner and Family room with Bi-fold door



	Metres		Feet	
Kitchen	6.16	3.81	20.20	12.51
Family room	6.14	5.76	20.13	18.90 Max
Lounge	6.02	4.97	19.76	16.32 Incl bay
Snug	3.57	3.09	11.70	10.12 Incl bay
Bedroom 1	5.02	3.64	16.48	11.95 Excl dressing area
Bedroom 2	3.68	3.66	12.07	12.02 Max excl ensuite
Bedroom 3	6.22	3.66	20.41	12.00 Max
Bedroom 4	5.28	2.75	17.32	9.01 Max
Bedroom 5	4.44	3.66	14.57	12.00 Max



Plot 2 and 3 – Warwick

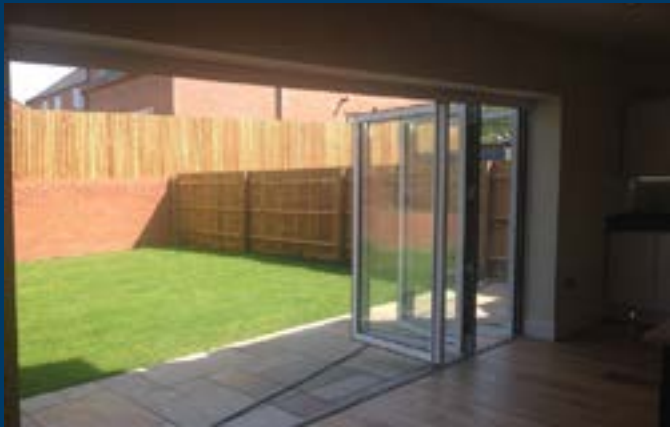
Five Bedroom Detached

- Five Double Bedrooms
- Double Garage
- Approx. 2238 sq. ft. of accommodation
- Large open plan Kitchen-Diner with separate Utility
- Lounge with feature fireplace and Log Burner
- Laid to Lawn garden with patio area



	Metres		Feet	
Kitchen/Family diner	7.27	4.91	23.86	16.11
Dining area	4.33	3.67	14.20	12.05
Lounge	5.71	3.94	18.74	12.92 Incl bay
Bedroom 1	4.11	3.99	13.48	13.08 Excl ensuite
Bedroom 2	5.45	4.35	17.86	14.27 Max
Bedroom 3	4.76	3.87	15.60	12.68 Max
Bedroom 4	4.23	3.94	13.87	12.94 Max
Bedroom 5	3.77	3.18	12.36	10.42





Specification

Kitchen and Utility

- Quality fully fitted white high gloss kitchens with soft close doors and draws
- Stone worktop with matching up stand
- Under cupboard and plinth lighting to Kitchen units
- Neff stainless steel built in eye level oven
- Sleek Neff induction hob with 'rising extractor'
- Neff stainless steel built in microwave and combination oven
- Integrated dishwasher
- Integrated twin fridge and freezer
- Integrated washing machine
- Integrated tumble dryer
- Oak engineered timber floor to kitchen
- Tiled utility floor

Bathrooms and En-Suite

- White sanitary ware
- Chrome taps
- Rain dancer shower head and screen
- Mirror light with shaver socket
- Full height wall tiling to bath and shower area with splash backs to sink
- Chrome heated towel rail to all bathrooms
- Main bathroom to have 'his & hers' sinks with vanity cupboard

Lighting and Electrics

- Ground floor switches and sockets to be stainless steel
- BT point to ground floor cupboard
- Sky TV point pre-wired to lounge and family room
- TV points to all bedrooms
- Mains powered security alarm
- Outside light to front and patio area
- Mains operated smoke alarm
- LED down lights to kitchen, hall, bathroom and en-suites
- Remote control electric up and over double garage doors

*** Please Note ***

All the computer images in this book are for illustrative purposes only. Please refer to the sales advisor for plot specific details in reference to dimensions, elevations, treatments, materials, bathroom and kitchen layouts and the full spec which may be subject to change.

Decorative Finishes

- Internal joinery painted white gloss
- Ceilings painted brilliant white
- Walls to be finished in soft cream
- Solid internal panelled doors painted gloss white
- Brushed stainless steel ironmongery
- Feature fireplace with stone hearth and log burner
- Wardrobes to master bedroom
- Oak stair handrail, string and balusters
- Oak engineered timber floor to lounge, kitchen, hallway and wc

General

- Underfloor heating to ground floor and radiators to 1st floor
- Front and rear garden to be turfed
- Large full width patio area
- Outside tap
- Windows to be UPVC double glazed
- Glazed stained hardwood entrance door
- 10 Year new build warranty



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