

THE QUARRY ERITH

Floorplans & Specification

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L&Q

ANDERSON



CGI image is for illustrative purposes only

Beautifully designed *and space for living*

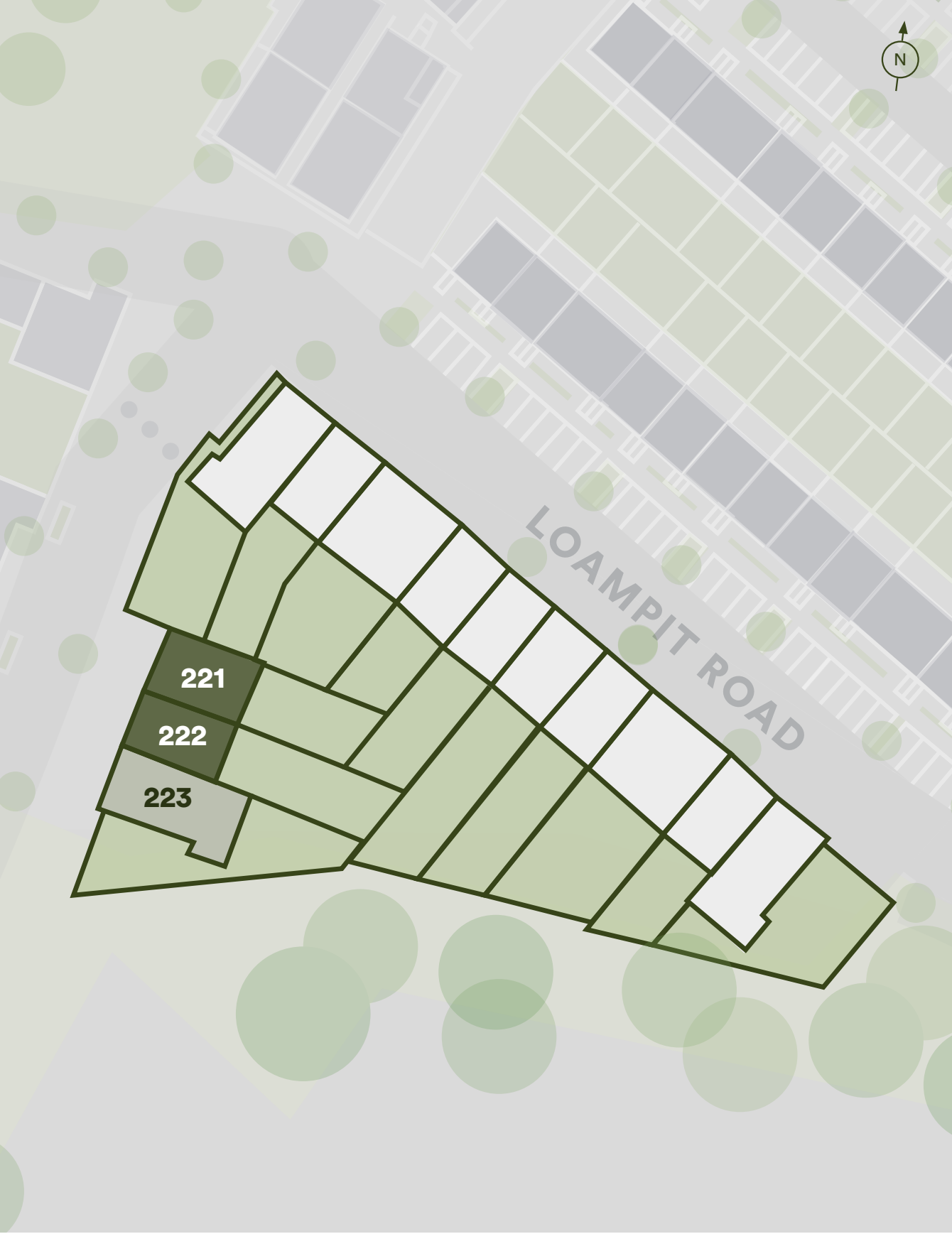
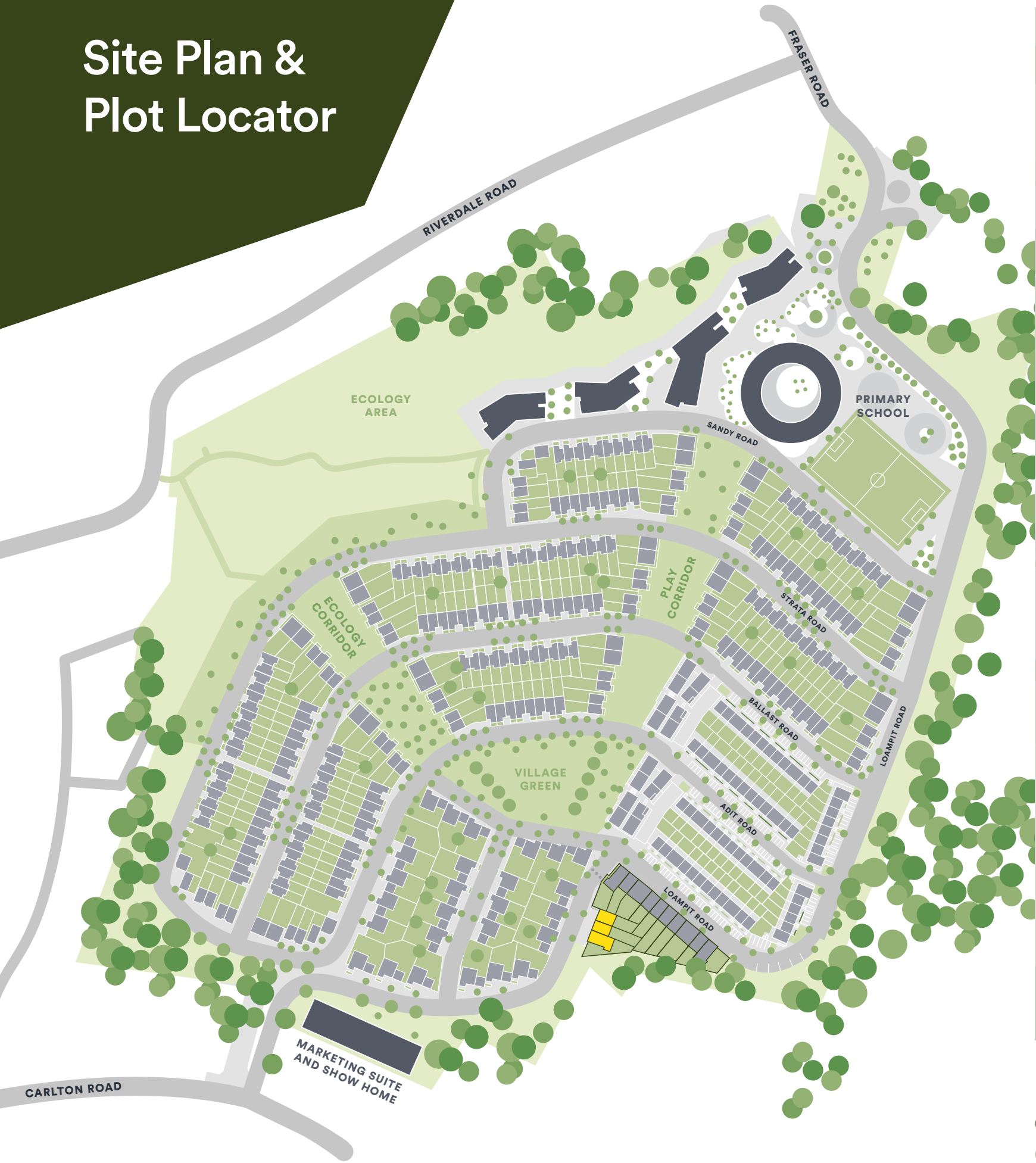
This Floorplan and Specification guide is designed with detail to help you choose the perfect home at The Quarry.

The Quarry – A new vision for urban living
An award-winning development, architecturally designed in response to the surrounding landscape and to reflect the site's history.

Room to grow *and space to relax*



Site Plan & Plot Locator



- Key**
- The Evergreens - Three Bedroom Houses
 - The Redwoods - Four Bedroom Houses

Please note the masterplan for the development is liable to change. Temporary access for plots 221 - 223 via Loampit Road.
 The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. For further clarification regarding specific individual plots, please ask our Sales Associates.



Specification

Kitchen



- Individually designed contemporary kitchens with soft close doors and drawers
- Under cabinet LED lighting
- Laminate worktop with matching upstands
- Stainless steel splashback behind hob
- Stainless steel 1 1/2 bowl sink with chrome mixer tap
- Fully integrated appliances including oven, induction hob, integrated extractor, fridge freezer, dishwasher and washer dryer
- Houses include combi-microwave/oven

Bathroom



- Chrome bath, shower and basin taps
- Wall mounted white hand basin
- Wall hung WC with soft close seat
- Concealed cistern and dual flushplate
- White bath with fixed shower screen
- Chrome electric heated tail rail
- Made to measure mirror
- Chrome shaver socket
- Ceramic wall tiles in a contemporary colour palette
- Amtico flooring

En Suite



- Chrome shower and basin taps
- Wall mounted white hand basin
- Wall hung WC with soft close seat
- Concealed cistern and dual flush plate
- White shower tray with contemporary fixed shower screen and swivel panel
- Chrome electric heated tail rail
- Made to measure mirror above basin or WC
- Chrome shaver socket
- Ceramic wall tiles in a contemporary colour palette
- Amtico flooring

Heating, Electrical & Lighting



- Underfloor heating throughout including bathrooms provided by Air Source Heat Pump
- Individual thermostats in each room with the ability to also control heating via smart phone app
- White sockets throughout, certain sockets with USB ports
- LED downlights to kitchen, WC, bathroom, ensuite, hallways, landings and open plan kitchen/dining areas
- Pendant lighting to all bedrooms and living rooms in The Evergreens house type
- TV/SAT/FM outlets and BT outlet in living room
- Mains operated ceiling mounted smoke/heat detectors with battery powered back up
- Homes are pre-wired for terrestrial aerial installation (homeowners responsibility to fit terrestrial aerial)
- Sky Q enabled to Sky dish installation (homeowners responsibility to arrange Sky dish installation)
- All homes are fiber optic enabled (subject to subscription)

General



- Secure cycle storage and bin stores to every home
- 10 year NHBC warranty
- Stone patio paving slabs and turf to rear gardens
- Allocated car parking to every home

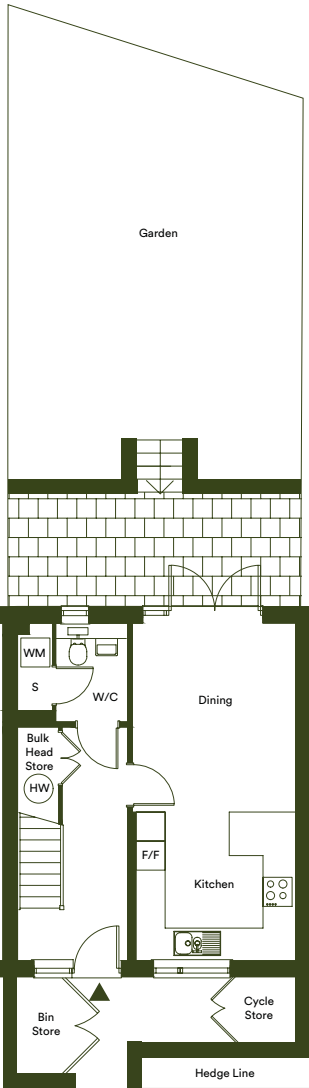
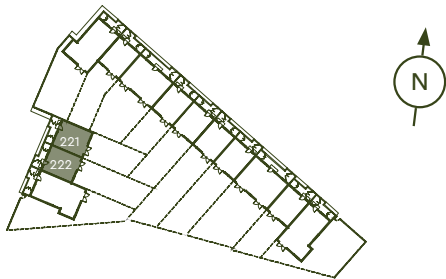
Finishes



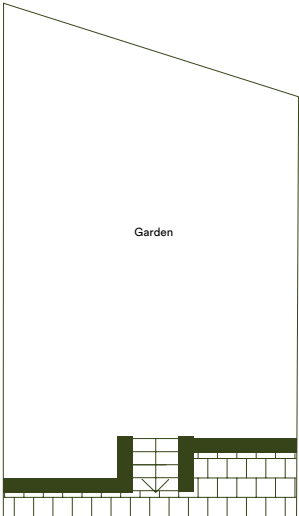
- Amtico flooring to kitchens, bathrooms, ensuites, hallways & living rooms
- Fitted carpets to all bedrooms, landings and stairs
- Fitted wardrobe to master bedrooms with chrome hanging rails
- White emulsion to all walls and ceilings
- White switches and sockets throughout

The Evergreens

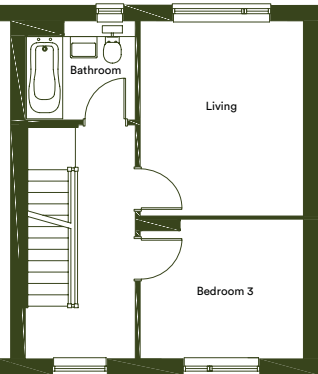
Type 01
Plots 221 & 222*



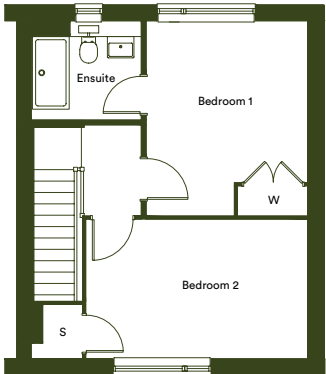
Ground Floor



Plot 222



First Floor



Second Floor

Dimensions

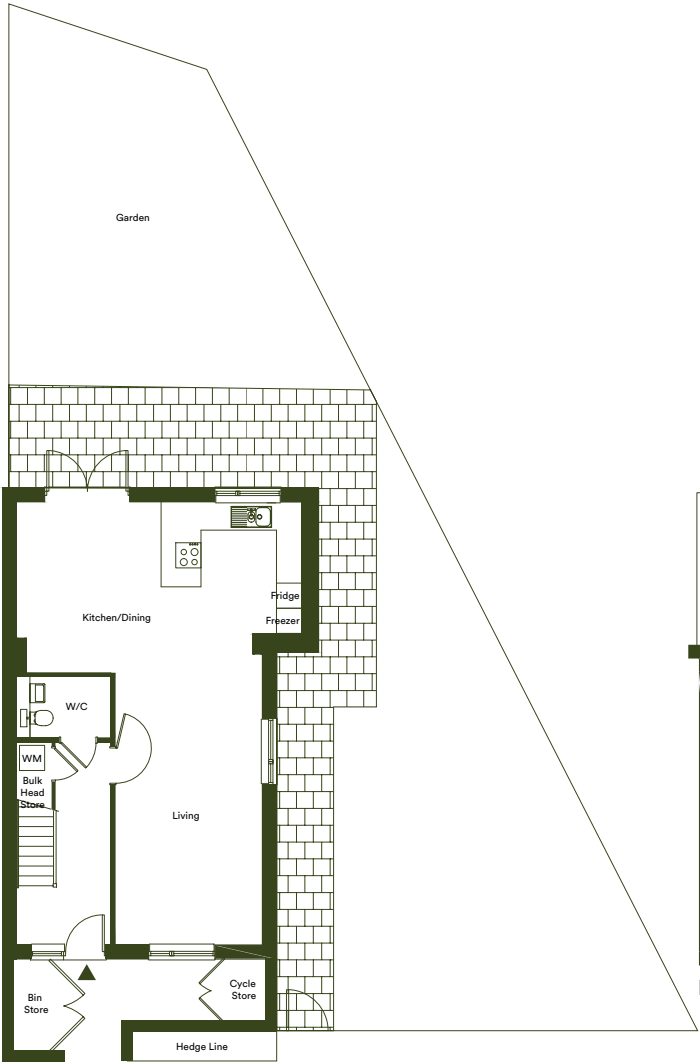
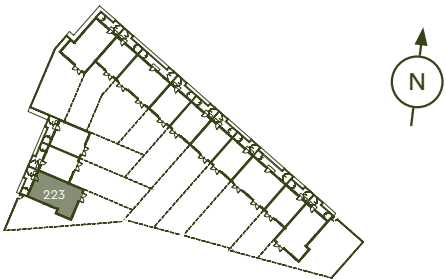
Kitchen/Dining	6.93m x 3.33m	22'9" x 10'11"	Garden (Plot 221)	70.9m ²	763.2ft ²
Living	4.00m x 3.33m	13'1" x 10'11"	Garden (Plot 222*)	93.7m ²	1008.6ft ²
Bedroom 1	4.00m x 3.33m	13'1" x 10'11"			
Bedroom 2	2.85m x 4.59m	9'4" x 15'1"			
Bedroom 3	2.85m x 3.33m	9'4" x 10'11"			
Total Internal Area	113m ²	1219ft ²			

W – Wardrobe | F/F – Fridge/Freezer | S – Storage | HW – Hot Water | WM – Washing Machine

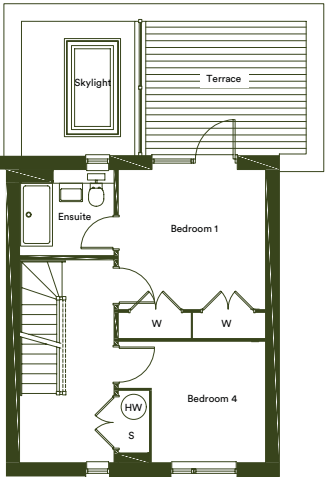
*Denotes houses that are opposite handed/mirror image to the plans drawn. Garden sizes vary between plots, check the site plan and garden sizes for clarification. The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. Window sizes may vary. For further clarification regarding specific individual plots, please ask our Sales Advisors.

The Redwoods

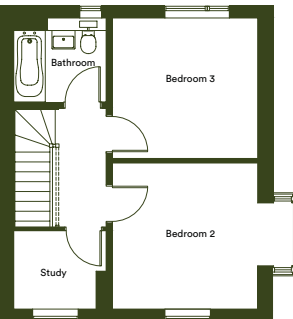
Type 03
Plots 223



Ground Floor



First Floor



Second Floor

Dimensions

Kitchen/Dining	6.93m x 3.33m	22'5" x 10'10"	Terrace	3.8m x 3.16m	12'5" x 11'10"
Living	3.46m x 6.93m	11'4" x 22'9"	Garden	153.5m ²	1652.3ft ²
Bedroom 1	3.30m x 3.46m	10'10" x 11'4"			
Bedroom 2	3.46m x 3.50m	11'4" x 11'6"			
Bedroom 3	3.46m x 3.55m	11'0" x 11'4"			
Bedroom 4	2.67m x 2.86m	8'9" x 9'5"			
Total Internal Area	140m ²	1506ft ²			

W – Wardrobe | F/F – Fridge/Freezer | S – Storage | HW – Hot Water | WM – Washing Machine

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All information in this document is correct at the time of publication, April 2021.
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