

# Pemberton

P A R K & L E I S U R E H O M E S

# Knightsbridge

Stepping into the Knightsbridge through the wide sliding patio doors you are met with a fusion of sharp contemporary styling and refined rustic features. High ceilings, beams and a dormer window to the side entrance provide drama and the statement dark blue kitchen is luxurious and modern with contrast marble effect counter tops.





Image shows 43x14 2 bed



Pemberton Knightsbridge 42 x 14 2 bed shown in optional Canaxel Cladding with optional Anthracite Windows & optional Bifold Door



The sumptuous sofa provides a separation between the dining area and lounge, however the flow of natural daylight fills the entire scene through the dormer and skylight windows. There's also the option to further augment this airiness by choosing the side bifolding door. Pampering is a pleasure thanks to the thoughtfully designed vanity area which has an elegant backdrop of a feature panelled wall. A variety of beautiful lighting options throughout allows each room to have the perfect ambience.

Image shows 43x14 2 bed



## Highlights

- PVCu double glazing with four panel patio door to front elevation
- Gas combi heating system with thermostatic radiator valves
- TV points in both bedrooms
- Dormer window over the side entrance and a skylight above the kitchen
- Integrated washer/dryer, dishwasher and microwave
- American style fridge freezer
- Traditional style flame effect fire
- Stylish lounge suite with a sofabed, 2 armchairs and a storage footstool
- Sideboard
- Bath in en-suite
- 5ft divan in the master bedroom with 3ft divans in the twin room
- Spacious dressing table
- Vaulted ceiling throughout with a minimum ceiling height of 2.4m (8ft)
- External socket
- Woodgrain Chateaux aluminium
- Wireless thermostat
- Lounge Scatter Cushions
- Bedroom Throws and Co-ordinating Scatter Cushions
- Duvet Sets
- High level cooker with separate oven and grill
- Kitchen Plinth Ambient lighting

43ft x 14ft

2 bedroom







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## Residential Specification

Option includes the following:

- Roof 250mm insulated
- 125mm thick wall
- Floor minimum 120mm insulated
- Windows low E glass and Argon filled
- Superior Insulation U values exceeding the British Standard

### Key

 Cooker	 USB Point
 Hob	 TV Space
 Fridge-Freezer	 Electric Fire
 Microwave	 Patio Doors
 Washer/Dryer	 French Doors
 Dishwasher	 Bifold Doors
 Boiler	 Wardrobe

43ft x 14ft - 2 bedroom

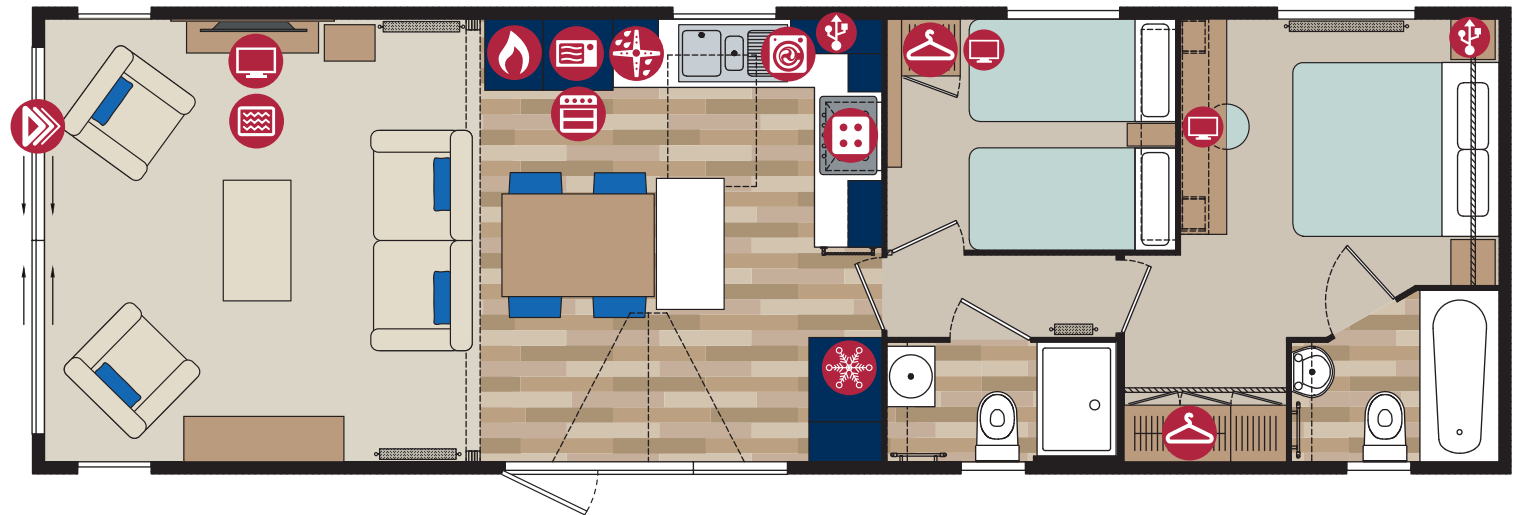




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### Options available to order

- Residential Specification to BS3632 available in all cladding types
- Wine cooler
- Lounge curtains instead of venetian blinds
- Shower in lieu of bath
- Side bifold door
- Knightsbridge Lodge available in Grain Effect Plastic, Canexel, Stucco & Vinylit Cladding
- Lift up storage bed
- All electric version including central heating
- Platinum upgrade

For further details see standard features checklist on pages 76-77.



**Pemberton**  
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