

# The finer details



**Brook Valley**  
a development  
of 1, 2, 3, 4 and 5  
bedroom homes

Congleton  
Brookhouse Lane  
Cheshire CW12 2HF

## We give you so much more

Unlike many other housebuilders, Bovis Homes provides you with a wide range of features at no extra cost, making our new homes excellent value for money.

Please note: a number of the internal room layouts and specification of some new homes on this development are in the process of being updated. For the latest information please check with our sales advisors.

	1 bedroom The Ludlow	2 bedroom The Arnold The Newberry The Conrad	3 bedroom The Leighton The Byron The Padstow	4 bedroom The Marsden The Derwent	5 bedroom The Melville The Faulkner
<b>Kitchen</b>					
choice of fitted kitchen*	■	■ ■ ■	■ ■ ■	■ ■	■ ■
stainless steel sink and drainer with chrome plated mixer tap	■	■ ■ ■	■ ■ ■	■ ■	■ ■
hob with built-in under oven	■	■ ■ ■	■ ■ ■	■ ■	■ ■
split level double oven with separate hob			■ ■ ■	■ ■	■ ■
stainless steel chimney hood	■	■ ■ ■	■ ■ ■	■ ■	■ ■
fridge freezer	■ <sup>†</sup>	■ <sup>†</sup> ■ ■	■ ■ ■ ■ <sup>†</sup>	■ ■	■ ■
integrated dishwasher			■ ■ ■	■ ■	■ ■
integrated washing machine	■	■ ■ ■	■ ■ ■	■ ■	■ ■
recessed downlighting	■	■ ■ ■	■ ■ ■	■ ■	■ ■
<b>Bathroom and en suite(s)<sup>+</sup></b>					
white sanitary ware	■	■ ■ ■	■ ■ ■	■ ■	■ ■
towel warmer to bathroom and en suite 1	■	■ ■ ■	■ ■ ■	■ ■	■ ■
en suite to bedroom 1			■ ■ ■	■ ■	■ ■
en suite to bedroom 2				■ ■	■ ■
en suite to bedroom 3					■
half height wall tiling to bathroom with choice of co-ordinating tiles*	■	■ ■ ■	■ ■ ■	■ ■	■ ■
half height wall tiling to en suite with choice of co-ordinating tiles*			■ ■ ■	■ ■	■ ■
shaver socket to en suite one			■ ■ ■	■ ■	■ ■
recessed downlighting to en suite one			■ ■ ■	■ ■	■ ■
shaver socket to bathroom	■	■ ■ ■			
recessed downlighting to bathroom	■	■ ■ ■			
electric shower over bath	■	■ ■ ■			

■ fitted as standard - included in the property

\* subject to stage of construction

+ where applicable

† fridge and freezer



1 bedroom  
The Ludlow

2 bedroom  
The Arnold  
The Newberry  
The Conrad

3 bedroom  
The Leighton  
The Byron  
The Padstow

4 bedroom  
The Marsden  
The Derwent

5 bedroom  
The Melville  
The Faulkner

### Bedroom/s

fitted wardrobes to bedroom 1	■	■	■	■	■	■	■	■	■
fitted wardrobes to bedroom 2				■					■
fitted wardrobes to bedroom 3						■	■		■
fitted wardrobes to bedroom 4									■
white wardrobe doors with rail and shelf	■	■	■	■	■	■	■	■	■
TV and telephone point to bedroom 1	■	■	■	■	■	■	■	■	■

### Doors and windows

painted front door with multi-point security locking system and security chain	■	■	■	■	■	■	■	■	■
pvcu double glazing to windows	■	■	■	■	■	■	■	■	■
white painted four panel doors with chrome lever handles	■	■	■	■	■	■	■	■	■
pvcu double glazed french doors			■						

### General

gas central heating with wall mounted boiler, programme selector and room thermostat	■	■	■	■	■	■	■	■	■
magnolia painted walls and smooth white ceilings	■	■	■	■	■	■	■	■	■
TV point to sitting room	■	■	■	■	■	■	■	■	■
telephone point to hall or sitting room	■	■	■	■	■	■	■	■	■
thermostatic valves to many radiators	■	■	■	■	■	■	■	■	■
rotary washing line to rear garden			■						■
external tap			■						■
porch light	■	■	■	■	■	■	■	■	■
mains wired smoke detectors, with battery back-up	■	■	■	■	■	■	■	■	■
turfing to front gardens <sup>+</sup> and development landscaping	■	■	■	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■	■	■	■

■ fitted as standard - included in the property

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+ where applicable