

NAPLES  
GRACE,  
ARNOLD

RDY  
2GO





*I am*  
**EDGY**



Sleek and expressive, this palette creates warmth and luxury, making the space feel both sophisticated and inviting. It works well with hints of blue and burgundy, balanced with crisp whites, muted greys or sleek metallics to add polish and clarity. Commanding attention without overwhelming, the confident palette creates spaces that feel empowered, dynamic, and full of life.

# SPECIFICATION



LAMINATE



CARPET



CLOAKROOM & ENSUITE WALL TILE



KITCHEN WORKTOP



KITCHEN CUPBOARD DOORS



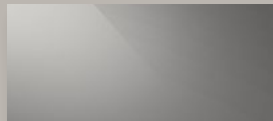
CLOAKROOM & ENSUITE FLOOR TILE



BATHROOM WALL TILE



BATHROOM FLOOR TILE



WARDROBE DOOR

FLOORING	Driftwood Oak and Lincoln Twist 105
KITCHEN WORKTOP	Light Grey Valmasino Marble
KITCHEN DOOR	Dust Grey
HANDLESS RAIL	Grey
WARDROBE DOOR	Grey Mirror
WC FLOOR AND WALL TILE	Indic (Matt) Wall Tiles and Bottega Acero Floor Tiles
BATHROOM FLOOR AND WALL TILE	Bottega Acero Wall Tiles and Bottega Acero Floor Tiles
EN-SUITE FLOOR AND WALL TILE	Indic (Matt) Wall Tiles and Bottega Acero Floor Tiles
PLUMBING UPGRADE	Shower over bath and Outside Tap
ELECTRICAL UPGRADE	External Double Sockets and 52 Spot lights
OTHER UPGRADES	Black sink and Tap





# 2,109

Square foot home.



# 5 bedroom

Home over 3 floors.



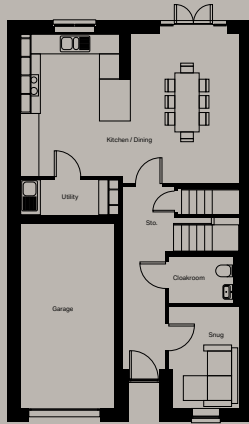
# £20,855

Worth of interior designed upgrades, including a turfed rear garden.

Images and layouts are for illustrative purposes only and may vary. For an accurate representation of your home, please consult the relevant plot-specific technical drawings. Ask your Experience Manager for more details.

# FLOOR PLAN

Total floor area 1246 SQFT approx.



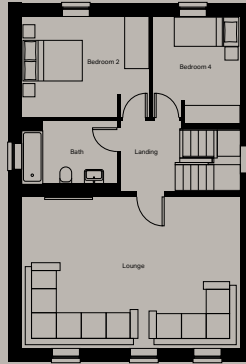
## Ground floor

**Kitchen/Dining** (max)  
6985mm x 4555mm

**Snug** (max)  
2260mm x 3229mm

**Cloakroom** (max)  
2248mm x 1500mm

**Utility** (max)  
3137mm x 1142mm



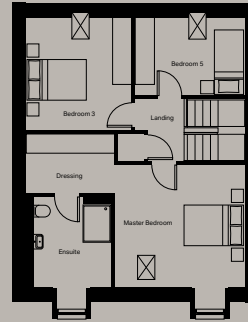
## First floor

**Lounge** (max)  
6985mm x 4834mm

**Bedroom 2** (max)  
4046mm x 3233mm

**Bedroom 4** (max)  
2828mm x 3427mm

**Bathroom** (max)  
3036mm x 2258mm



## Second floor

**Master Bedroom** (max)  
4168mm x 3906mm

**Dressing** (max)  
2832mm x 1918mm

**Ensuite** (max)  
2724mm x 2895mm

**Bedroom 3** (max)  
3384mm x 3606mm

**Bedroom 5** (max)  
3508mm x 2500mm

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# STYLING INSPIRATION



*decisive*



*dependable*



*versatile*



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Reserve now