

SPECIFICATIONS

Construction Specification

- Traditional masonry construction.
- Architectural stonework in Portland finish.
- Block and beam to ground floor.
- Fully insulated timber joists to first and second floors.
- Internal walls are a combination of blockwork and fully insulated timber studwork.
- High security double glazed Anthracite aluminium windows.
- High security front entrance door with multi point locking system.
- High security aluminium sliding rear doors.

Electrical, Audio & Visual

- Black nickel faceplates to sockets and light switches.
- Downlights to kitchen, reception rooms, master suite and selected bedrooms and downstairs WC.
- Pendants to bedrooms and featured areas.
- Double USB socket either side of the master bed and under breakfast bar.
- Television points to all bedrooms, family area and reception room.
- Pre wired Cat 6 data distribution.
- Heat and Smoke detector mains wired throughout the house.
- Ring doorbell audio/video entry.

Plumbing & Heating

- Thermostatically controlled underfloor heating throughout the property.
- Thermostatically controlled towel rails.
- Energy efficient air source heat pump.

Interior Specification

- Matt paint finish to all rooms.
- High quality painted internal doors with classic raised beading and black nickel ironmongery.
- Porcelain tiling to all bathrooms.
- High quality Chevron floor in entrance hall, kitchen and utility/laundry areas.
- Carpeted staircase with an oak handrail.
- Carpet to all landings, living room and bedrooms.
- Classical skirting and architrave profile.
- Fitted wardrobes in master bedrooms.

Kitchen

- Fully fitted, handleless contemporary kitchen with a silestone veined work surface.
- Soft close doors and drawers.
- Under wall unit LED lighting in neutral white.
- Siemens black glass induction hob located on peninsula, reverse coffered ceiling above houses. Built in extractor fan, lit with LED strip lighting.
- Pendant lighting over breakfast bar area.
- Siemens integrated ovens x2.
- Siemens integrated fridge.
- Siemens integrated freezer.
- Under-mounted stainless steel sink with a quooker hot tap.
- Siemens full size integrated dishwasher.
- Under counter wine cooler.



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Utility

- Fully fitted utility furniture the same as the kitchen.
- Stainless steel single sink with mixer tap.
- Space and provisions for separate washing machine and tumble dryer.

Bathroom & En Suites

- Dual flush WC with concealed cistern, soft close seat and cover.
- LED lights within niches and above vanity areas.
- Porcelain floor and wall tiling with fixed mirrors.
- Vanity units with soft close drawers and polished chrome Vado taps.
- Heated towel rail.
- Shaver point.
- Villeroy and Boch bath and separate shower to master en-suites.
- Thermostatic shower/bath controls with fixed overhead shower and handheld shower kit.

Exterior Specification

- Automatic LED lighting on dusk till dawn sensor to front.
- Porcelain tile paving to paths and patios.
- Private garage with power, light, and remote controlled garage doors and private driveway.
- Private driveways for parking, finished with granite sets.
- Landscaped front garden and turf with tree planting to rear gardens.
- External tap to side/rear of property.
- Exterior double socket to rear.
- Main private road entrance to the houses to be tarmacked with granite set edging, with lighting.

Warranty

- 10 year structural warranty.

