

Specification

Construction Specification

Traditional masonry construction.
Architectural stonework in Portland finish.
Oak Porch canopy.
High security double glazed UPVC windows.
High security front entrance door with multi point locking system.
High security UPVC rear French doors.
Energy efficient photovoltaic panels.
Insulated electronic garage door.
Pre cast concrete to ground floor.
Fully insulated timber joists on the first floor.
Fully insulated internal timber stud walls.

External Specification

Automatic LED lighting on dusk till dawn sensor.
Porcelain tile paving to paths and patios.
Private garage with power, light, and automated garage doors and private driveway parking.
Private block paved driveways.
Landscaped front garden.
Rear garden – porcelain patio and turfed area.
External tap to rear of property.
Exterior double socket to rear.
Main private road entrance to the houses with bollard lighting.

Interior Specification

Matt paint finish to all rooms.
Vanity unit with a Counter top sink with a Carrara worktop in WC.
High quality 2 panel internal Fire doors painted with black ironmongery.
Porcelain tiling to all bathrooms.
Herringbone style floor in hallway, Family room, kitchen and WC.
Carpeted staircase runner with an oak handrail.
Carpet to all bedrooms and landing.
Classical skirting and architrave profile.

Electrical , Audio, Visual

Black faceplates to sockets and light switches.
Downlights to kitchen, hallway/landing, bathrooms and downstairs WC .
Pendant lighting above kitchen island, and all bedrooms.
Dimmable pendants in Family room and dining area.
USB sockets under island and either side of the bed in the principle bedroom.
TV points to all bedrooms, family area and snug.
Pre wired Cat 6 data distribution.
Heat and Smoke detectors mains wired throughout the house.
Mechanical extract ventilation to bathrooms and WC.
EV charger.

Kitchen

Fully fitted shaker kitchen with a stone work surface.
Soft close doors and drawers.
Antique bronze cabinet handles.
Bosch black glass induction hob.
Pendant lighting above the island.
Built in Extractor above the hob in kitchen cabinetry.
Bosch integrated oven.
Bosch integrated fridge freezer.
Bosch integrated dishwasher.
Undermounted stainless steel sink and tap.

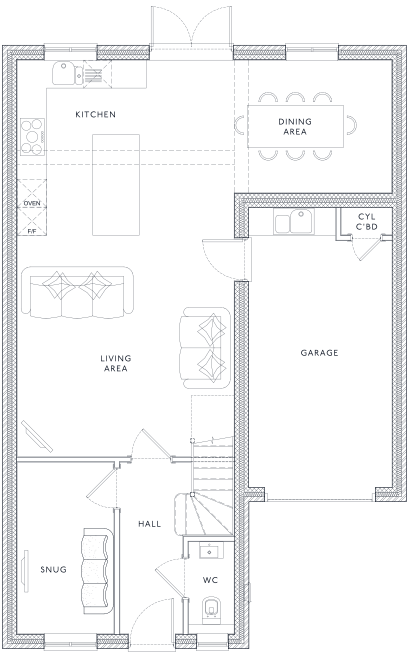
Bathroom and En-suite

Dual flush WC with concealed cistern, soft close seat and cover.
LED light within niches in both family bathroom and ensuite.
Vanity units with soft close drawers and polished chrome taps.
Electric Heated towel rail.
Shaver point.
Fitted bath with Thermostatic 3 way diverter for the shower/bath controls.
Fixed overhead shower with a separate handheld shower kit.
The Ensuite has a large enclosed shower with a fixed shower head as well as a handheld shower kit.

Plumbing & Heating

Thermostatically controlled underfloor heating throughout the ground floor.
Thermostatically controlled Radiators on first floor.
Energy efficient gas boiler (with 250L cylinder plots 1-7).

GROUND FLOOR



FIRST FLOOR

