

Specification

Kitchen

Fully fitted contemporary kitchen with a stone work surface
Soft close dark walnut doors and drawers
Antique brushed brass cabinet handles
Pendant lighting above the island
Built-in kitchen extractor
Elica induction hob
Siemens integrated oven
Siemens integrated combi oven (microwave)
Caple wine cooler
Siemens integrated fridge
Siemens integrated freezer
Siemens integrated dishwasher
Quooker antique brass hot tap
Undermounted white sink
Large pull out bin included
Under cabinets LED strip lighting

Interior finishes and features

Matt paint finish to all rooms
High quality three panelled fire doors, doors painted black with antique brass ironmongery
Porcelain tiles in bathrooms
Plank style tiled floor in hallway, kitchen and WC
Carpet to lounge, all bedrooms and landing and staircase
Architectural metal balustrading with an oak handrail
Classical skirting and architrave profile
Fitted wardrobes in principal bedroom
Utility cupboard on first floor landing – to house washer/dryer

Bathrooms, en-suites and WC

Wallpapered walls in the WC
Premium sanitaryware
Dual flush WC with concealed cistern, soft close seat and cover
LED light within niches in both family bathroom and en-suites
Vanity units with soft close drawers
Electric heated towel rail to all bathrooms and en-suites
Shaver point to all bathrooms and en-suites
Thermostatic three-way diverter for the shower/bath controls within bath
En-suites with large shower enclosures with fixed shower heads and hand held wand
Porcelain wall and floor tiling in all bathrooms

Heating, electrical and lighting

Air source heat pump
Thermostatically controlled underfloor heating throughout the entire house
Black faceplates to sockets and light switches
Downlights to kitchen, hallway/landing, bathrooms and downstairs WC
Pendant lighting above kitchen island, lounge and to all bedrooms
USB sockets under island and either side of the bed in the principal bedroom
TV points to family room, lounge and bedrooms
Pre wired Cat 6 data distribution
Heat and smoke detectors mains wired throughout the house
Mechanical extract ventilation to bathrooms and WC
EV charger installed

External specification

- Automatic LED lighting on dusk till dawn sensor
- Porcelain tile paving to paths and patios
- Landscaped front garden
- Rear garden – porcelain patio and turf area
- External tap to rear of property
- Exterior double socket to rear
- Main private road entrance
- High-security double glazed black aluminium windows
- High-security front entrance door with multi point locking system
- High security aluminium black sliding doors

