

SPECIFICATION

GENERAL

- New double-glazed timber sash and case windows to front and rear elevation
- Walls painted in 'Ammonite' matt emulsion
- Woodwork painted in white satin
- Wide plank scratch and water resistant oak effect flooring in halls, living areas, kitchens and cupboards with 25 year manufacturers warranty
- Architect certificates suitable for mortgage lenders issued with all properties
- Generous internal storage
- High quality ironmongery throughout
- Fully fitted wardrobes to certain rooms
- Landscaped front and rear gardens
- Lane access to rear gardens
- BT High Speed Fibre Broadband

LIGHTING & ELECTRICAL

- Recessed LED ceiling lighting in ensuites, bathrooms, halls and kitchens
- Pendant LED ceiling lighting to lounge, bedrooms, drawing room and dining area
- LED kitchen under unit lighting
- Feature LED lighting in principal ensuite
- External feature lighting
- High quality low profile screwless brushed stainless steel shaver sockets in bathrooms and ensuites
- Integrated USB charging in certain power sockets
- High quality low profile screwless brushed stainless steel switches and sockets in living areas, kitchen, halls and bedrooms
- High quality low profile white plastic switches and sockets to stores and utility room

HEATING & VENTILATION

- High efficiency A rated Mitsubishi Ecodan Air Source Heat Pump
- 300l Mitsubishi Hot Water Storage
- ASHP has a 5-year manufacturers warranty from install
- 24/7 digital zoned heating controls
- Electric underfloor tile heating within principal ensuite with 24/7 controls
- Contemporary flat panel designer radiators with TRVs throughout
- Tall electric towel radiators in bathrooms and ensuites
- Mechanical extract ventilation to kitchens, bathrooms and ensuites, utility and certain cupboards
- Trickle ventilation to windows

KITCHENS

German kitchens by Riddle & Coghill
Integrated appliances to include:

- Siemens fan oven
- Siemens combination microwave oven
- Siemens full height larder fridge
- Siemens freezer
- Siemens dishwasher
- Siemens 4 zone induction hob with integrated downdraft extractor
- Silestone solid surface worktop
- Full height mirror splash back
- Stainless steel undermount sink
- LED under unit lighting
- All utility areas plumbed and wired for washing machines and condensing driers, with worktop

BATHROOMS & ENSUITES

High quality contemporary bathrooms and ensuites to include:

- Duravit wall mounted WCs with concealed cisterns and brushed stainless steel flush plates
- Duravit baths with tiled bath panels
- Duravit vanity units with ceramic basins in bathrooms and ensuites
- Large low profile shower trays with frameless glass screens
- Brushed steel taps and shower & bath valves by Aqualla Brassware
- Tall electric towel radiators
- Large feature mirrors
- LED mirror feature lighting and demister pads in principal ensuite
- Porcelain tiles on floors and full height on certain walls with feature mosaic wall in principal ensuite shower areas
- Brushed stainless steel shaver sockets

SAFETY & SECURITY

- Keyed alike mortice deadbolt and mortice light latch to front entrance doors
- Double glazed timber door to rear garden
- Lockable rear gate
- Door viewer to all entrance doors
- Locking windows where appropriate
- External lighting to front and rear
- Door bell to front door
- Mains wired interlinked smoke and heat detectors where applicable
- Mains wired Carbon Dioxide monitor to principal bedroom

AUDIO VISUAL

All properties are wired for the following:

- BT High Speed Fibre Broadband
- Digital TV via Cat6
- Cat6
- SKY Stream via Cat6



Bathroom