



Specification

10 year structural warranty (AHCI) & 1 year builder warranty*

General

- Impressive open entrance hall with vaulted ceiling and **feature oak staircase**
- Oak doors
- Very generous storage and cupboard space throughout the property

Kitchen

- Full fitted stylish kitchen units (including cupboard and drawer fittings)
- Island worktop/breakfast bar with 5 place hob, extractor fan, Electrical & USB sockets
- Marble worktops
- Integrated Appliances
 - double oven (x2)
 - 5 place induction hob
 - coffee machine
 - microwave
 - dishwasher
 - Wine Cooler
 - freezer
 - Full height integrated fridge
- Under unit lighting
- Single mixer taps and 1 Stainless steel sink

** Conditions Apply*

Utility Room

- Floor & wall units with space for washing machine & tumble dryer
- Sink with mixer tap
- Large Worktop

Laundry Room (Upstairs)

- Sink & wall units
- Worktop
- Fitted out for washing machine & tumble dryer
- Storage & ironing space

Bathrooms & en-suites (x5)

- White sanitary ware, baths and shower trays
- Silver finish shower enclosures
- Chrome Taps and fittings
- Thermostatic controlled power showers
- Chrome towel warmer/radiators
- Wall tiling
- Vanity units and built-in storage

Decoration

- Internal walls finished in white coloured emulsion
- Ceilings finished in white emulsion
- Oak & Glass internal doors
- Contemporary lever style handles
- White gloss finished skirtings
- Oak with glass balustrade



Storage & Wardrobes

- Dressing/Room Walk-in wardrobes in each bedroom
- 2 x Large storage cupboards on ground floor

Electrical & Safety

- Generous number of power sockets
- Master telephone socket
- Downlights in Bathrooms, Bedrooms, Kitchen, Dining Room & Lounges
- External lighting all around house
- Pendant light fittings
- Electrical supply to garage
- Mains wired smoke detectors
- Heat detectors in kitchen
- Carbon Monoxide monitors

Heating

- Eco-friendly & economical air-source heat pump central heating system
- Underfloor heating on ground floor
- Radiators on upper floor
- Individual thermostatic valve controllers on each radiator

Externals

- uPVC double glazed VEKA windows
- uPVC fascias & bargeboards
- High security Front and Rear Doors
- uPVC French Doors
- Outside cold water tap



Garage

- Lights and power sockets
- Cold water supply
- Stylish and secure electric garage doors

Landscaping

- Monoblock driveway to garage with parking for several cars
- Turf to front lawn
- Seeded rear/side garden
- Slabbed walkway around house and patio at French doors
- 1.8 metre fencing to side & rear plots

Availability

- Plot 1 will be available 1st June 2023 with immediate entry