

# FARRIERS COURT

## EASEBOURNE

### SPECIFICATION

#### KITCHEN

- Fully fitted kitchen with Quartz worktops and integrated appliances
- Neff single slide and hide oven
- Neff 4 ring induction hob
- Integrated fridge/freezer
- Integrated washer dryer
- Integrated dishwasher
- Hob extractor
- Undermount lights to wall cabinets
- Recessed ceiling downlights
- Inset LED lights to kitchen plinths
- Undermount 1 ½ bowl sink

#### LIVING ROOM

- Recessed ceiling downlights
- Multi-media point with 2 x double sockets, 2 x CT100 aerial / SAT, 1 x BT and 1 x HDMI
- High level TV point with single socket and HDMI cable run to multi-media point

#### STUDY

- Low energy pendant lighting
- USB socket

#### BATHROOMS

- Porcelanosa wall and floor tiles
- White sanitaryware
- Chrome brassware
- Recessed ceiling downlights
- Electric heated towel rail in bathrooms, en suites and cloakrooms
- Mirrors to bathrooms and en suites where possible
- Shaver point to bathrooms and en suites
- White vanity units to all basins
- Shower and screen over baths
- Surface mounted shower mixer valves and riser kit, rain head with rigid riser to en suite showers

#### BEDROOMS

- En suite to master bedroom
- Walk-in wardrobe to master bedroom
- Low energy pendant lighting with three way switches
- 2 USB sockets in master bedroom
- TV points to all bedrooms

#### ADDITIONAL FINISHES

- Staircases with oak timber handrail and softwood balustrade
- Air source heat pump
- Underfloor heating to ground floor
- Karndean flooring to the ground floor rooms
- Carpets included to the stairs, landing and bedrooms
- FTTP broadband connectivity to the home
- Walls painted in matt emulsion
- Timber painted in white Satinwood
- Double glazed slate grey windows with polished chrome ironmongery
- Fuse spur for future installation of security alarm system

#### EXTERNAL

- Car port with electric vehicle (EV) charger
- External water tap
- External electrical socket
- Turf to gardens
- Low light spill (bat friendly) external wall lights. PIR control at front door
- Composite front door
- Sedum green roof to flat roof section above living/dining room

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