

The Allscott

Your home, an impressive four bedroom family home with a single detached garage is spaciously spread over three floors. This home delivers a commodious kitchen/diner on the ground floor together with a snug. The first floor includes an additional lounge with Juliette balcony as well as a spacious master suite complete with a fitted wardrobe and ensuite shower room. The second floor accommodates three double bedrooms and a generous family bathroom.

Specifications

General			
Freeview	All beds, lounge & diner		✓
USB plates	Master bed		✓
	Kitchen/diner		✓
Media plate	Lounge	CAT 5 connectivity	✓
Additional CAT5 point	Bed 4		✓
Security alarm	Bells only fitted system	No service contract (wireless)	✓
External lighting	Front & rear		✓
Sockets/switches	Satin nickel		✓
Doorbell			✓
Wall paint	White	Matt emulsion	✓
Ceiling paint	White	Matt emulsion	✓
Woodwork	White	Satin	✓
Internal doors	Vertical 5 panel	Oak veneer	✓
Internal door furniture	Satin nickle		✓
Windows, doors & patio doors	Lockable UPVC double-glazed units with chrome handles		✓
Velux windows	Bed 2	Manual	✓
Contemporary wardrobe	Master bed		✓
Additional wardrobe(s)			*
Boiler	Worcester	5-year warranty	✓
Thermostat	Honeywell T6	Interactive	✓
Heating zones	Triple zones		✓
Kitchen			
Choice of worktop	Premium worktop	Matching upstand	✓
	Silestone 20mm	Matching upstand	*
Choice of kitchen door fronts	Gallery range	From our selection	✓
Wall tiling	Wall of hob only		✓
	Additional wall tiling		*
Induction hob	Montpellier	800 mm	✓
	Neff	800 mm	*
Eye level oven	Neff	2 single ovens	✓
Cooker hood	Montpellier	Stainless steel chinmey	✓
Dishwasher	Montpellier	Integrated	✓
Fridge/freezer (70:30)	Montpellier	Integrated	✓
Wine cooler	Montpellier	300 mm	*
Flooring	Ceramic tiles	Kitchen/dining area	✓
Additional flooring	Laminate or LVT		*
Under cupboard lighting	LED strip lighting		✓
Plinth lighting			*
Integrated EcoBin	Within designated base unit		✓
Sink	1.5 bowl	Stainless steel	✓
		Ceramic (white)	✓
	1.5 under mounted (Silestone only)	Stainless Steel	*
Spray tap	Chrome		✓
Boiling hot water tap			*
Downlighters	White finish		✓
Laundry Room			
Worktop	To match kitchen		✓
	Silestone 20mm	Matching upstand	*
Kitchen door front	To match kitchen		✓
Washer & dryers	Space only		✓
Flooring	Ceramic tiles		✓
Additional flooring	Laminate or LVT		*

WC			
Wall Tiling	HH all walls		✓
Flooring	Ceramic tiles		✓
Additional flooring	Laminate or LVT		*
Contemporary sanitaryware	White		✓
Mono mixer tap	Chrome		✓
Bathroom			
Wall tiling	FH (Shower), HH (All other walls)		✓
Flooring	Ceramic tiles		✓
Shower	Thermostatic controlled	Zing	✓
	Drench head	Carre	*
Shaver socket	White		✓
	Satin nickel		*
Downlighters	White finish		✓
Towel radiator	Polished chrome		✓
Contemporary sanitaryware	White		✓
Mono mixer tap	Chrome		✓
Master Bedroom En-Suite			
Wall tiling	FH (Shower), HH (All other walls)		✓
Flooring	Ceramic tiles		✓
Drench shower	Carre		✓
Shaver socket	White		✓
	Satin nickel		*
Downlighters	White finish		✓
Towel radiator	Polished chrome		✓
Contemporary sanitaryware	White		✓
Mono mixer tap	Chrome		✓
Garage			
Fluorescent light			✓
Sockets/switches	White plastic		✓
Up and over door	Manual	White	✓
	Electric opener	White	*
External			
Water tap			✓
Fencing	As boundary plan		✓
Turf	Rear garden		✓
	Front garden		✓
Outdoor electric socket	Double socket		✓
Patio			✓
Electric supply suitable for car charger	Customer conversion required	230v	✓

KEY:

FH — Full Height

HH — Half Height

* — Optional Extras

* Any optional extras are subject to build stage, are payable at point of order, and are non-refundable. Specifications correct at time of printing. SJ Roberts Homes reserves the right to amend if necessary.