

Specification

**An exciting contemporary development of 4 and 5-bedroom homes. Architect designed to provide a contemporary but sympathetic development.
Perfectly located adjacent to green belt, and farm land.**

External

- External LED lighting to front and rear doors.
- Tarmac or block paved driveways
- Dry Stone walling to front boundaries
- Landscaped Turfed lawns, planting and paved patio areas to the rear
- Walled/Fenced gardens
- Anthracite grey external window frames to complement the reconstituted stone masonry
- Shower over the bath where baths are included
- Glass shower screen
- Designer towel heater
- Contemporary ceramic tiling.

Flooring

- LVT flooring to ground floor generally, with carpets to other areas.
- Ceramic tiling to most bathroom and en-suite floors.

Internal

- High quality Walnut internal doors with contemporary furniture.
- Flexible living areas
- Dressing rooms with Hancock & Read fitted wardrobes
- Moulded architraves and skirting throughout.
- Internal walls and ceilings finished in white
- All internal architraves and skirting boards in brilliant white matt finish.

Security

- Each house has an alarm system.
- Pre-wired CAT 5 cabling to allow purchasers to install their own CCTV systems, or internal IT systems.

Garage

- Plastered and heated (Excl. Plot 4)
- Remote control thermally insulated garage door
- Vinyl Floor covering (Excl. Plot 4)

Heating / Electrical

- Energy efficient gas fired heating.
- Wet underfloor heating to ground floor areas
- Thermostatically controlled radiators to first floor areas.
- TV sockets to all bedrooms.

Warranties

- The development benefits from an Advantage 10-year Structural Guarantee.

Lighting

- Contemporary LED fittings.

All subject to change at the developers discretion.

Kitchen

- Handmade bespoke Hancock & Read designer kitchen
- Built in oven, hob, integrated cooker hood
- Contemporary splash back between worktop and wall units.
- NEFF Kitchen appliances (e.g. Fridge/freezer, washing machine, dishwasher)

Lounge Area

- TV / Sky / BT Socket (Purchasers make their own application for supply of line).
- Sliding/French doors to rear garden

Bathrooms & En-suites

- Quality three-piece white bathroom suites
- Chrome fittings