

SPECIFICATION

KITCHEN

- Designer fitted kitchen featuring handleless soft closing wall and base units by Leicht
- Composite stone work surface with drainer grooves
- Ceramic tiled splashback
- Under-mounted stainless steel sink
- Extractor hood
- Quooker Pro 3 Flex instant boiling water tap
- Integrated refuse containers
- Siemens freestanding washer/dryer (in store cupboard)
- A range of A rated integrated appliances by Siemens to include:
 - fridge/freezer
 - induction hob with integrated extractor
 - oven
 - microwave oven
 - dishwasher

- Contemporary brassware with chrome mixer taps by VADO
- Thermostatically controlled rain shower in en-suites and separate hand shower
- Bespoke integrated underlit mirrored cabinet with light sensor

FLOORING AND FINISHING TOUCHES

- Engineered oak flooring to hallways, living and kitchen areas
- Carpet to all bedrooms
- Porcelain floor tiling to bathrooms and en-suites
- Tiled feature walls to bathrooms and en-suites
- Matt emulsion painted walls and ceilings
- Contemporary brushed stainless steel ironmongery
- Bespoke internal doors

- Video entry phone system
- Telephone point to living area and bedrooms*
- Under cupboard LED lighting in Kitchen
- Recessed LED downlights to hallways, kitchens, living areas and bedrooms
- Feature ceiling lighting in living areas*
- Brushed stainless steel sockets and switches
- Shaver sockets to bathrooms and en-suites
- Integral USB charging ports in living area and master bedroom
- TV/fm/am and Sky+/Sky Q (by subscription)

EXTERNAL

- Decking to terraces
- Lighting to terraces
- Bin and recycling store
- Secure internal bike storage

* Where applicable

BATHROOMS/EN-SUITES

- Contemporary style bath with tiled bath panel and toughened glass screen
- Wash hand basin and WC with soft close seat by Duravit

MECHANICAL AND ELECTRICAL FITTINGS

- Underfloor heating throughout
- Electronic programming for heating and hot water systems
- Ladder style heated towel rail to bathroom and en-suite

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A superb concept made a stunning reality
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