

Specification

Purlieu – 5 Bed

10 Year building guarantee by Premier Guarantee (sister company to LABC warranties)

Bathrooms

All sanitary ware in white with chrome fittings from Porcelanosa together with porcelanosa wall and floor tiling.

Floor Coverings

All bedrooms to be carpeted with 80/20 carpets from the Victoria range , together with the formal lounge and stairs.

The family/dining room together with the kitchen, utility and entrance hallway to be in a karndean type-flooring product.

Electrical, security & heating

LED recessed lighting to all rooms. C bus computerised lighting system. Security cameras. House alarm supplied & installed by complete security. Brushed s/s electrical sockets. TV points to family room, formal lounge and all 1st floor bedrooms. Cat 6 wiring to ground floor hallway, 1st & 2nd floor landings for Wi-Fi signal. All bedrooms, kitchen, lounge and family room wired for speakers. Lounge and family room 5.1 wired for surround sound.

Heating is via 16kw monoblock gen 5 Samsung air source heat pump.

Under floor heating to ground and first floor, radiators to 2nd floor

Joinery

Closed tread staircase with white oak handrails, newels and caps with glass balustrading.

Painted 6 panel FD30 fire doors to all rooms

Misc.

Double glazed windows

Hand crafted stone fire surround to formal lounge.

Master bed has built in wardrobes to dressing area.

Bed 2 on 1st floor with ensuite has built in wardrobes

Walls painted in Dulux vinyl matt emulsion – colour Muslin Birch

Mains drains

Hand crafted stone external window cills

Kitchen

Range of wall and base units by Mackintosh linear using Gladstone oak and Bellato grey doors. Worktops 20mm Miami white silestone. Glass breakfast bar worktop. Qi wireless phone charger. Quooker Pro 3 flex instant boiling water tap. Stainless steel sink

Appliances included

Caple 30cm 1 zone wine cabinet

Falmec panoramic induction hob

Neff oven, slide & hide single pyrolytic oven. Energy rating A+

Neff oven compact with microwave

Neff fully integrated 60cm dishwasher. Energy rating A++

Neff cooling USA style fridge freezer

Neff oven vacuum warming drawer

Falmec Nuvola 90 cm extractor

Utility Room

Range of base units with stainless steel sink. Space for washing machine or washer drier.

Externally

Close boarded fencing to all boundaries

Rear garden laid to turf

Large decking area in Trex Transcend deck grooved deck board in Island mist

Double open carport.

Range of plants and shrubs

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