

# LUXURY AND COMFORT



## Kitchen

- Fitted kitchens with smooth handleless doors with base and wall units finished in contrasting colours
- Corian worktop with full height splashback to underside of all units
- Underslung black 1.5 bowl sink with matt black mixer tap
- Siemens or similar integrated appliances on display with Zanussi concealed appliances
- Appliances include single oven, microwave, induction hob, extractor, dishwasher, fridge freezer, wine fridge

## Utility cupboard

- Washing machine
- Tumble dryer

## Principal en-suite

- Half height tiling to en-suite with full height tiling to shower enclosure
- Tiled recess within shower enclosure for bottle storage with LED strip lighting
- Double wall-mounted basins with monobloc basin mixers and bottle traps
- Double mirrored wall vanity cabinet with centrally exposed shelving in a beige textile finish with LED lighting to underside
- Wall-mounted towel box between underside of basins in beige textile finish
- WC with soft close lid
- Toilet roll holder and robe hook
- Shower benefits from wall-mounted handheld shower head, a high level mounted fixed shower head and fixed walk-in glass shower screen with bracing bar
- Double-ended bath with LED lighting to bath plinth
- Crosswater or similar brassware and flushplate finished in brushed gold
- Heated towel rail

## Bathroom

- Half height tiling to en-suite around bath, WC and basin with full height tiling to shower enclosure
- Tiled recess within shower enclosure for bottle storage with LED strip lighting
- Crosswater or similar vanity draw in cashmere with oak worktop and sit on bowl basin and monobloc basin mixer
- Full height mirror above basin with demister pad
- WC with soft close lid
- Toilet roll holder and robe hook
- Shower benefits from wall-mounted handheld shower head, a high level mounted fixed shower head and fixed walk-in glass shower screen
- Double-ended bath with LED lighting to bath plinth
- Crosswater or similar brassware and flushplate finished in brushed gold
- Heated towel rail

## WC

- Feature wall tile behind WC with matching behind basin
- Wall-mounted basin with monobloc basin mixer and bottle trap
- Crosswater or similar infinity illuminated mirror
- Heated towel rail





Indicative of The Townhouses kitchen specification

#### General

- Brass inspired contemporary ironmongery finish
- 5 vertical panel moulded internal doors
- Hinged door fitted wardrobes to principal bedroom
- Timber staircase painted in pocket stone with carpet runner and stair rods and timber finish handrail and newel caps
- Triple glazed composite windows
- Paved patio and turf to rear garden
- Closeboard timber fence to garden
- Metal railings and gate to front garden
- Heating and hot water provided by site-wide district heating network
- Photovoltaic panels to the roof

#### Lighting & electrics

- Downlights throughout
- LED lighting to underside of wall-mounted kitchen cabinets and to plinth below base units
- LED lighting to underside of bathroom/principal en-suite mirrored wall cabinetry, underside of towel box and to plinth level of bath panel
- Mid height TV point to living/dining room
- Provision for high-speed fibre broadband
- Smoke and heat detectors
- Datapoint to dedicated work from home space
- USB and USB-C socket provision to kitchen, living area and bedsides
- Sockets and switches in brushed brass finish

#### Heating

- Zoned underfloor heating to ground floor
- Radiators to upper floors
- Heated towel radiator to WC, bathroom and principal en-suite

#### Wall & floor finishes

- Tarkett or similar engineered wood floor in Primary Oak Light Grey in a herringbone pattern to ground floor living area and hallway
- Porcelain floor tile to kitchen and WC
- Soft carpet stair runner, to landings and bedrooms finished in a taupe colour
- Porcelain wall and floor tiles to bathrooms and en-suites
- Painted internal walls and woodwork in pocket stone
- Ceiling painted in brilliant white

#### PEA rating (predicted energy assessment)

