

Specification & Special Features



EXTERNAL FEATURES:

- Houses constructed using traditional concrete block structure with high quality Kingscourt Lena Casa Brick finish
- Energy saving UPVC high performance triple Glazed Future Proof windows
- Ultratech front door with 3 point locking System
- Large triple glazed sliding patio doors to south west facing, seeded rear garden
- Paved patio area to the rear with external wall light
- Garden Tap
- 2m high post and panel fencing between gardens
- 2m high concrete rear boundary wall with planted beech hedging
- Paved front driveway which can accommodate at least 3 cars
- Electric entrance gates
- 1m high block and plaster front boundary wall
- Timber panelled, lockable, side passage gate
- Duct installed to the rear of the garden for power for future garden shed

ENERGY EFFICIENCY:

- A3 BER Energy Rating
- Highly insulated Air tight design
- Solar Photovoltaic panels on the roof
- Excellent levels of roof, floor and wall insulation
- A Rated boiler with gas fired zoned heating controls and radiators
- Integrated Stanley wood burning stove

SECURITY AND SAFETY:

- Smoke detectors fitted through out (mains powered with battery backup)
- Carbon monoxide detection
- Pre-wired for intruder alarm system
- Tremblers fitted to doors at ground level
- Multi locking systems to all windows and doors

MEDIA & COMMUNICATIONS:

- Wired for High Speed Broadband
- CAT 6 Data Points to Living Room, Kitchen and Master Bedroom
- Digital TV Connection available

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ELECTRICAL:

- Generous allocation of lighting and power points throughout
- Recessed LED downlights in kitchen area

BATHROOMS & ENSUITES:

- High quality modern sanitary ware in all bathrooms
- Tanked and tiled wet wall areas where applicable
- Large shower trays installed

KITCHEN & UTILITY:

- Stylish contemporary kitchen, plumbed for dishwasher
- Separate utility room plumbed for washing machine and dryer

INTERIOR FINISHES:

- Fully painted finish throughout
- Superior quality internal joinery with hardwood handrail to the stairs
- 1st and 2nd floor fully floored with sanded and varnished tongue and groove timber
- Custom, solid 7ft internal doors and 6 inch skirting throughout
- Master Bedroom Walk in Wardrobe
- Satin chrome finish ironmongery

WARRANTY:

- 10 year Home Bond Guarantee.

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