



# 1 Upper Beaumont Drive Specifications & Special Features

## EXTERNAL FEATURES

- Houses constructed using traditional concrete block structure with high quality Lena 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
- Gravel front driveway which can accommodate at least 3 cars
- Entrance gates wired for electric gates
- 1m high block and plaster front boundary wall
- Timber panelled, lockable, side passage gate

## 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 SKY and Virgin available

## ELECTRICAL

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

This document constitutes an invitation to treat only and representations made in this document shall not form part of any contract for sale and shall not be binding on the Vendor or its Agents. While every effort has been made to ensure the information contained in this document is correct, it is designed specifically as a guide and the right is reserved to alter, amend, or correct the information contained herein as and when necessary, in the opinion of the Vendor and without prior notice. The Contract for Sale, Building Agreement and the plans and specifications ultimately signed and executed by the Vendor will constitute the sole Agreement between the Vendor and any prospective purchaser, and the sole Agreement by which the vendor shall be bound. Independent legal advice should be taken by any prospective purchaser prior to signing a Contract for Sale and Building Agreement.



# Specification & Special Features

## **BATHROOMS & ENSUITES**

- All bathrooms plumbed for WC and Wash Hand Basin and bath where appropriate
- Large shower trays installed

## **KITCHEN & UTILITY**

- Kitchen plumbed for sink unit and kitchen island
- 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 tongue and groove timber which will be sanded and varnished.
- Custom, solid 7ft internal doors and 6 inch skirting throughout

## **WARRANTY**

- 10 year Home Bond Guarantee.

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