

# DESIGN & SPECIFICATION

## EXTERNAL ENVELOPE

- Coursed stone external walls.
- Treated timber windows with double glazed units.
- Stone features to openings and external corners.
- Stone slates to roof with lead flashings at abutments.

## KITCHEN & DINING

- Individually designed range of fitted kitchen units from local kitchen suppliers.
- Appliances to include: 'Miele' multi-function built under double oven, 'Miele' stainless steel and glass chimney extractor fan with stainless steel splash-back, 'Miele' electric ceramic hob with touch control, 'Miele' built in microwave oven. Integrated fridge freezer and dishwasher to kitchen and integrated washing machine and drier to utility.
- Granite worktops and up stands, stainless steel bowl and sink.
- High neck chrome professional style lever action mixer tap to kitchen. Monobloc mixer taps to utility room.
- Downlighters for illumination under wall units.
- Low voltage chrome downlighters for ceiling lights.
- Fibrous Georgian coving.
- Flat skimmed ceiling painted white.
- Tiled flooring in ceramic tiles.

## HALLWAY

- Fibrous Georgian coving.
- Flat skimmed ceilings painted white.
- Solid oak plank flooring.
- Hardwood timber staircase with hardwood handrail and spindles low voltage chrome downlighters for ceiling lights.

## LIVING ROOM

- Fibrous Georgian coving and ceiling roses.
- Feature fire surround and hearth.
- Solid wide oak plank flooring.

## DINING ROOM

- Fibrous Georgian coving and ceiling rose.
- Solid oak plank flooring.