

## **External**

All properties to be constructed out of natural coursed stone with slate roofing, solid hardwood timber external doors with complementary furniture and hardwood double glazed windows. There will be natural stone features to the openings and stone quoins to the external corners of the properties where shown on the elevation drawings. Each of the properties will be professionally landscaped with stone boundary walls being constructed by local tradesmen. Block paving access roads will seamlessly blend to the matching driveways. The properties will have lawned gardens to the front and rear with top soiled borders to allow flexibility for design. There will be external security lighting to both the front and rear, outside power point and water tap.

## **Kitchen**

Individually designed to your choice from locally renowned Ellis Kitchens. A generous allowance will facilitate the installation of a bespoke kitchen which will incorporate a wealth of integrated appliances. Ceramic tiling to the floor, skirting upstands and splashbacks, together with low voltage chrome ceiling downlights enhanced by the fibrous Georgian coving.

## **Entrance Hall**

Again having fibrous Georgian coving, low voltage LED chrome ceiling downlighters and a magnificent staircase with hardwood spindles, balustrades and newel post.

## **Living Room**

A magnificent fire surround and mantel (to agreed allowance) housing the flue for the provision of a wood burning stove. The living room is enhanced by ornate ceiling roses and fibrous Georgian coving.

## **Dining Room**

Having ceiling rose and fibrous Georgian coving.

## **Bathrooms**

Each of the bathrooms will be half tiled to the walls with full tiling to the floor and shower cubicles. A generous allowance will allow the potential purchaser to create bespoke bathrooms which will incorporate chrome heated towel rails, sanitaryware and fittings of choice and being lit by chrome LED downlighters.

## **Internal Doors & Woodwork**

Exquisite 4 panelled smooth faced internal doors will be complemented by contemporary satin chrome ironmongery including lever handles and back plates.

## **Heating & Hot Water**

An A+ rated gas fired central heating boiler will power the heating system which will incorporate under floor heating to the ground floor and Stelrad radiators to the first floor with individual thermostatic valves. All bathrooms to the first floor will benefit from electrically operated under floor heating.

## **Electrical/Audio**

Sky Plus TV/FM points will be fitted to all bedrooms and principal rooms with digital TV distribution, thus allowing the entire family to enjoy entertainment in all rooms.

There will be brushed chrome fittings to the kitchen and principal rooms with dimmer switches, again, in chrome to the lounge and master bedrooms. Smoke and heat detectors will be supplied to comply with building regulations. Each of the principal rooms will be complemented by brushed chrome fittings in keeping with the contemporary styling.

## **Security**

The properties will be supplied with up to date security systems including locking windows and the garaging will have manually operated vertical boarded timber doors.