



# YOUR DREAM HOME SITE PLAN AND SPECIFICATIONS

## KITCHEN & UTILITY

Your choice of high quality kitchen from Ashley Ann is complemented by an LPG gas Rangemaster cooker with extractor hood. There is also a Neff microwave and dishwasher and a Whirlpool American-style fridge-freezer for optimum food storage. Superb granite worktops come from Marble Granite Fire and we finish with your choice of ceramic wall tiling from a carefully chosen range.

In the utility room, you'll find matching kitchen units and worktops supplied by Ashley Ann, offset by your choice of ceramic tiling from our range. A Whirlpool fridge-freezer, washing machine and condenser tumble drier make this a superbly equipped area.

## BATHROOMS

The luxury bathrooms feature Laufen sanitary ware and high pressure Matki showers from Thistle Bathrooms. There are heated towel rails for maximum comfort. In the master bedroom en suite, there is a jacuzzi bath and a choice of ceramic wall and floor tiling to complete the picture.

## BEDROOMS

The master bedroom offers a spacious walk-in wardrobe and en suite jacuzzi bath. The other three bedrooms are all equipped with en suite shower rooms and have fitted wardrobes.

## INTERNAL FINISHES, WINDOWS AND DOORS

All public rooms have cornices. All the walls are decorated with two coats of emulsion paint, and all ceilings have two coats of white emulsion.

The double glazed windows are finished in light oak, while the hardwood external doors are fitted with a three-point locking system. The French doors are hardwood, while the internal doors are panelled with light oak and finished with brass ironmongery.

## HEATING & ELECTRICAL

Your new home has oil fired underfloor heating on the ground floor, combined with thermostatically controlled radiators on the upper floor fed by an 'A' rated boiler. You can choose to have a gas fire, an open fire or a wood burning stove from Marble Granite Fire, and choose from a range of fire surrounds and marble hearths. Hot water is provided by a Megaflo hot water cylinder.

All rooms have recessed low voltage brass downlighters, plus telephone and TV points in all rooms except the bathroom, utility and garage. Extractor fans are fitted in the utility room and all en suites.

There are mains smoke detectors, external lighting to front and rear doors, and an audible alarm system from Northern Security Alarms.

## GARAGE & GARDEN

There is a large double garage with electrically operated Georgian panel overhead doors. The garage is protected with two coats of grey floor paint and there are two coats of white emulsion on the ceiling.

For ease of access, there is a tarmac driveway and quality paving slabs surround the house, cover the patio and extend to a rotary dryer. Attractive beech hedging divides the plots for growing plants and there is grass seeding to front and back.

