

# 3 DURRANT ROAD

by KLF Developments







**Above Image**  
Front view visual from Corfe View Road

## **TWO SEMI-DETACHED HOUSES IN THE HEART OF LOWER PARKSTONE**

3 Durrant Road (House 1) and 20 Corfe View Road (House 2) are a pair of luxury 4 bedroom semi-detached houses which have been thoughtfully designed by award-winning local architects, ARC Architects. Situated in Lower Parkstone and only a short walk to Ashley Cross, the New England style homes are the ultimate blend of modern luxury with traditional styling. The houses have been designed so that even though they are semi-detached, they feel as though they are detached.

House 1 has off-road parking from Durrant Road with feature porcelain steps that lead down to the entrance, which is surrounded by mature planting borders, and the front door which is housed under a painted traditional storm porch.

House 2 has a double car driveway from Corfe View Road, which is framed with mature planting beds and a lit pathway along the side of the house which leads you to the front door. The pathway continues to porcelain steps which take you directly down to the rear garden of the house.





House 1 - Entrance CGI





## LOWER GROUND FLOOR PLAN

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions before making any decisions reliant upon them.

### House 1 - Room Dimensions

Kitchen/Diner 10.44m x 5.84m (34'3" x 19'2")  
/Living:

### House 2 - Room Dimensions

Kitchen/Diner 10.83m x 5.75m (35'6" x 18'10")  
/Living:





## GROUND FLOOR PLAN

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### House 1 - Room Dimensions

Bed 2/Family:	4.72m x 4.1m	(15'5" x 13'5")
Bed 3:	3.65m x 3.52m	(11'11" x 11'6")
Bed 4:	3.75m x 3.25m	(12'3" x 10'8")

### House 2 - Room Dimensions

Bed 2/Family:	5.77m x 4.18m	(18'11" x 13'8")
Bed 3:	3.56m x 2.79m	(11'8" x 9'2")
Bed 4:	3.89m x 2.89m	(12'9" x 9'6")





## FIRST FLOOR PLAN

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions before making any decisions reliant upon them.

### House 1 - Room Dimensions

Master:	5.85m x 5.5m	(19'2" x 18'1")
Dressing:	3.5m x 1.55m	(11'5.8" x 5'1")
En suite:	3.37m x 2.16m	(11'1" x 7'1")

**Total Floor Area 184 m<sup>2</sup> (1,980 sq ft)**

### House 2 - Room Dimensions

Master:	5m x 6m	(16'5" x 19'8")
Dressing:	4.7m x 2.35m	(15'5" x 7'8")
En suite:	4.58m x 2.6m	(15' x 8'6")

**Total Floor Area 186 m<sup>2</sup> (2,002 sq ft)**

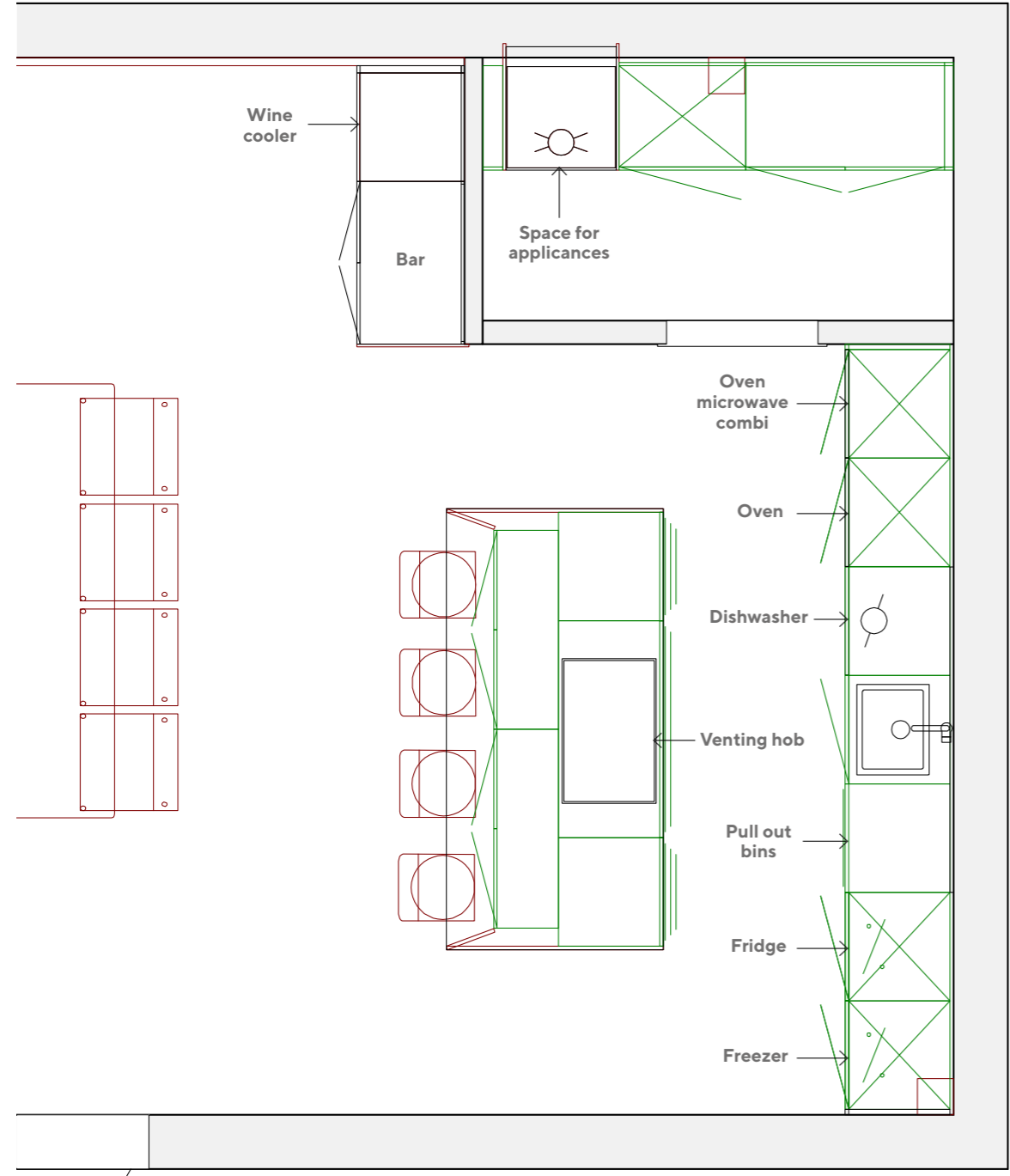




House 1 - Lower terrace and dining area



# KITCHEN - HOUSE 1



**Above Image**  
Kitchen plan



**Above Image**  
Kitchen, bar and dining visual



**Below Image**  
Kitchen and pantry/utility visual





House 1 - Bar, kitchen and dining area





Above Image

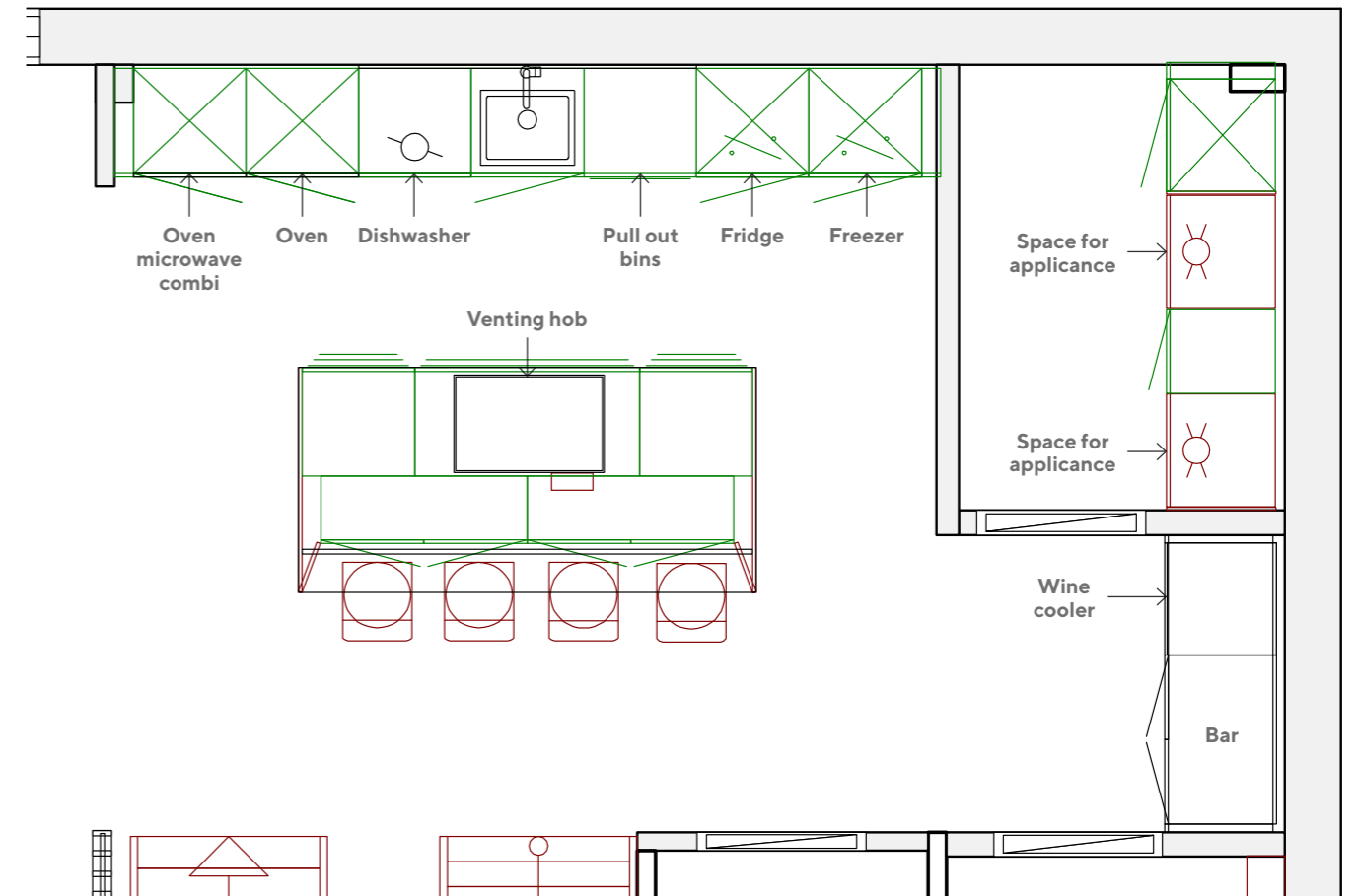
Kitchen and bar visual

Below Image

Kitchen visual



## KITCHEN - HOUSE 2



Above Image

Kitchen plan

## KITCHEN DESIGN

The bespoke kitchens are made by the renowned German company, Leicht, and have been designed by Hub Interiors to fit the space perfectly. Every detail has been considered to ensure the kitchen is the heart of the home and complements the style of the build.

The handleless door style finished in Fossil Grey with contrasting wood units in Mountain Robinia is complemented by a modern Calacatta Gold quartz worktop and splashback. The kitchen also features a ceiling coffer with a dimmable LED lighting strip which sits above the island.

Integrated appliances include Siemens iQ700 single oven, Siemens iQ700 Multifunction oven, Siemens iQ300 dishwasher, Siemens iQ500 larder fridge, Siemens iQ700 larder freezer and Novy downdrafting hob.

In addition to the kitchen, each house has a separate utility area with space and plumbing for a washing machine and tumble dryer, additional storage cupboards and pantry style lit shelving. The utility area doors are in the same Fossil Grey finish as the kitchen with the Calacatta Gold quartz worksurface.





## BESPOKE BAR

One of the features of the open plan area of each house is the bespoke bar that sits within the kitchen/dining area. The bar houses the 44 bottle capacity Siemens wine cooler, undercounter storage, Calacatta Gold quartz work surface with a ceiling height mirrored back and black framed shelving with integrated LED lighting strips.

**Left Image**  
House 2 - Bar area



## MASTER BEDROOM

The top floor of each house is completely dedicated to the master bedroom with vaulted ceilings and arched windows. Lighting has been carefully thought out to highlight the features of the room with wall lights either side of the windows and a dropdown pendant to illuminate the vaulted ceiling.

Both of the master bedrooms have dressing areas. The dressing area of House 1 is hidden behind false wardrobe doors which take you through to the open wardrobes which have hanging, shelving and drawer space in a stylish walnut finish. Within the dressing area there is an opening to the en-suite bathroom. In addition to the dressing area, there are tall wardrobes within the main bedroom with solid and mirrored doors.

House 2 has an extensive dressing area through an open doorway from the bedroom. The wardrobes are open with hanging and shelving space, as well as a built-in dressing table and drawers with the addition of a custom bench.

### Right Image

Example of master bedroom wardrobes  
Similar specification and supplier







**Above Image**

House 2 - Master en suite CGI

Tile finish is an example

## MASTER EN SUITE

Designed by Arno Bathrooms along with Italian tiling from Pietracasa these bathrooms are nothing short of luxury. With freestanding baths, separate showers and warm tones throughout, these en-suites are the perfect space to unwind and relax after a busy day.

Both principal en-suites are accessed through the dressing rooms. The secondary lighting strips around the room illuminate as you walk through the door with additional lighting activated by switches.

Neutral large format tiles finish the room with matt white and brushed black sanitaryware.





Example of master en suite  
Same specification and tiles

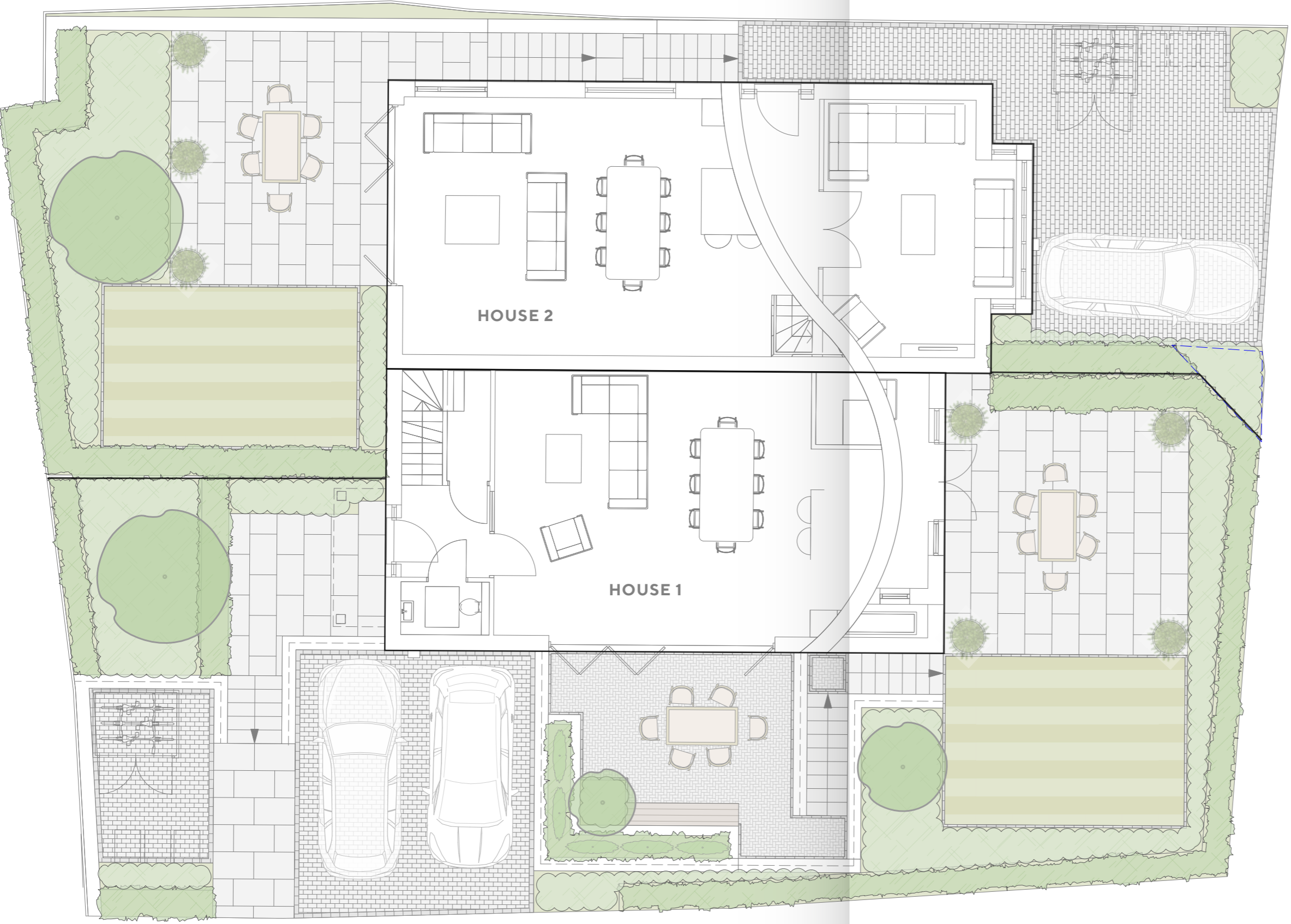




## HOUSE 2 FRONT DOOR STORAGE

Carefully designed and installed by Hub Interiors, upon entry of House 2 there is a bespoke floor to ceiling storage unit for coats and shoes with an LED hanging rail which lights up as the doors are opened. As well as the enclosed storage, there is an open area finished in walnut with shelving, drawers and a mirror with a recessed LED light to illuminate the space.





CORFE VIEW ROAD

DURRANT ROAD

## LANDSCAPING

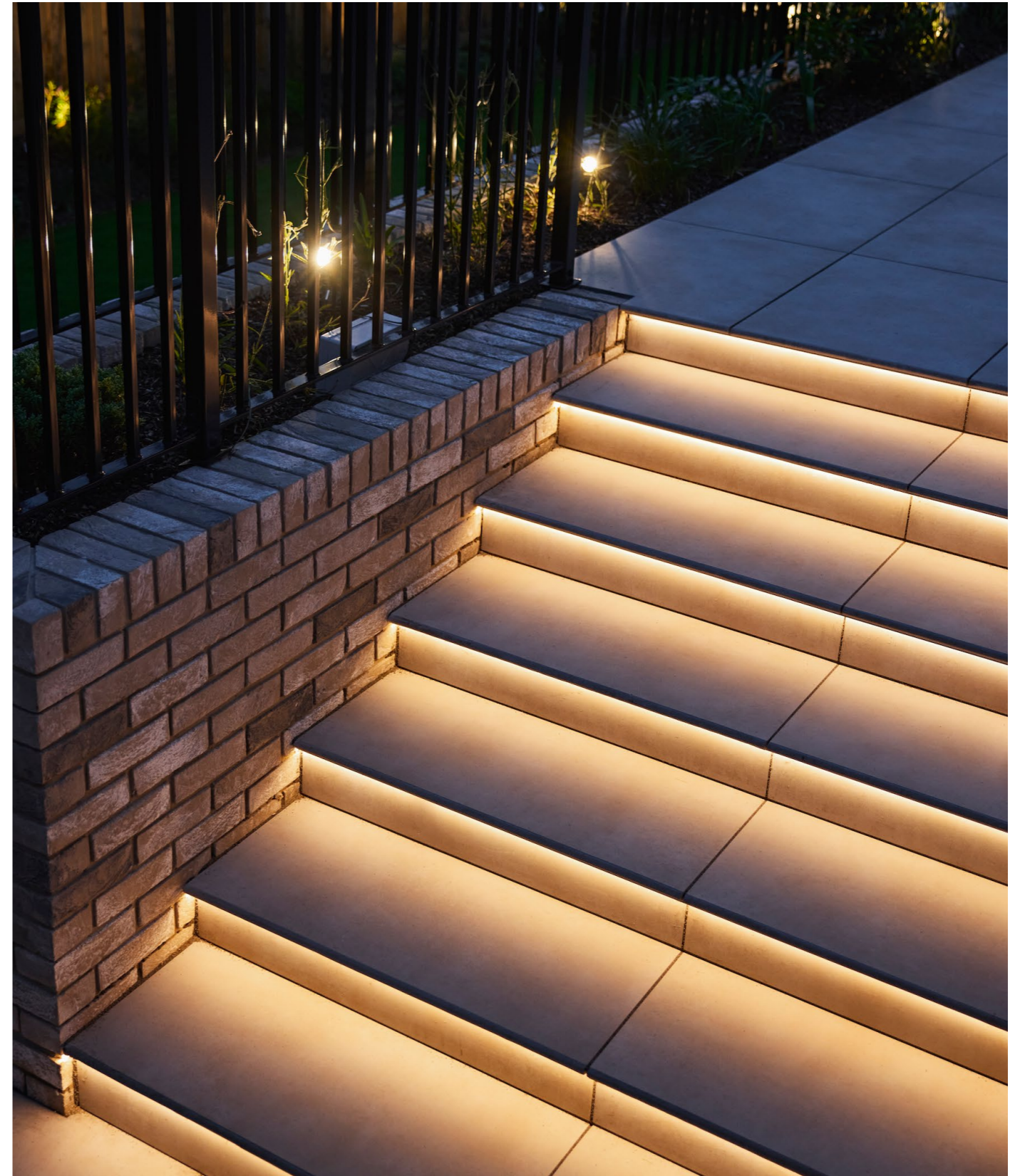
### House 1

Thoughtfully designed by The Landscape Company, the outside areas incorporate a terrace directly from the open plan living area with limestone herringbone paviers, enclosed by low brick planting borders with mature planting and pleached trees and soft garden uplighters. From the courtyard there are porcelain steps up to a flat lawn area with an additional porcelain patio area to catch the morning sun, surrounded by evergreen planting for ultimate privacy.

### House 2

Accessed from the sliding doors from the open plan living area, The Landscape Company have designed a garden that is perfect for the space. Directly outside the sliding doors there is a porcelain paved patio area surrounded by evergreen planting and pleached trees. Next to the patio is a level lawn area with planting borders and soft lighting. The garden can also be accessed by walking past the front door, through the side gate and taking the matching porcelain paving steps down to the patio area.





**Left Image**

1 Durrant Road - Landscaping  
Example of planting and brickwork

**Above Image**

1 Durrant Road - Patio steps  
Example of patio slabs, lighting and brickwork



# SPECIFICATION

## KITCHEN

- Leicht Kitchen designed and installed by Hub Interiors
- 20mm Calacatta Gold worktop with matching full splashback
- Matching quartz 'waterfall' end panels and splays on the island
- Integrated Siemens appliances including ovens/microwave, larder fridge and freezer, dishwasher and venting induction hob
- Feature ceiling coffer above the island with LED lighting and pendant light
- Utility area with space for a washing machine and tumble dryer as well as shelving and storage space
- Matching bar area with wine fridge, mirror splashback and illuminated shelving

## BATHROOMS AND HEATING

- Designed by Arno Bathrooms
- Amera and Lusso Stone sanitary and brassware
- Novello vanity units
- Italian tiling supplied by Pietracasa
- Feature motion lighting throughout
- Freestanding bath in principal en-suite
- Electric underfloor heating to the principal en-suite
- System gas boiler with hot water tank
- Zoned underfloor heating to the open plan area
- Column radiators to all bedrooms
- Zoned heated towel radiators to all bathrooms and en-suites

## ELECTRICAL/LIGHTING

- All light fittings 100% LED
- CAT6 cabling to all rooms via TV points and dedicated sockets
- Feature Tala pendants to stairwells
- Wall lights in both principal bedrooms
- Screwless Click Definity switches and sockets
- Dimmable lighting
- Exterior lighting: Astro Box Lantern 350 in black
- Feature LED lighting throughout the houses
- Ajax alarm systems with door contacts and motion sensors
- Satellite and aerial to receive Freeview or SkyQ

## GENERAL

- PortaPivot door in the entrance hallway of House 1 and PortaPivot door from the principal dressing room to the en suite in House 2
- Internal door furniture in matt bronze finish by Suffolk Latch Company
- Fitted Italian Novamobili wardrobes to principal bedroom and bedrooms 3 and 4
- Tiled flooring in both the entrance hallways and the open plan living/kitchen/dining areas
- Glass balustrade to stairs with ash contemporary handrail stained in dark ebony
- 10 year ICW structural warranty
- Solar PV panels flush mounted on the roof of each house
- Sash style UPVC windows
- Aluminium sliding doors from the open plan area to the garden





**We are delighted with our new home built by KLF Developments. We bought the house off-plan and could see that the quality of what was being proposed would result in a luxurious new build. They were very accommodating and worked with us to deliver a home that is as good to live in as it looks.**



## ABOUT US

At KLF Developments, we pride ourselves on building quality and bespoke homes that people will enjoy living in for years to come.

We want the experience of buying a KLF home to be the best it can possibly be, and we are constantly striving to improve this. From the initial viewing, to moving in and afterwards, our dedicated team will be there to make sure you are 100% satisfied.

Our experience and skills allow us to create outstanding properties from design right through to completion.

We do not use main building contractors, but instead build every home with our own established team. This allows us to control all aspects of the build, especially the quality and finish.

We carefully select each project and place great emphasis on design and layout. A KLF home is an investment, with an excellent location, a high specification and an unrivalled finish.



**Above Image**  
1 Durrant Road

**Below Image**  
31 Blake Hill Crescent





# **KLF**

DEVELOPMENTS

01202 556564  
info@klfdev.co.uk  
www.klfdev.co.uk

**WWW.KLFDEV.CO.UK/3DURRANT**