

Teanby Design & Build

Property Specification - Plot 10 Thoresby Lane, Tetney

Professional Consultant's Certificate - 10 year structural warranty guarantee

Full internal decoration with a choice of paint colours

uPVC windows and external doors - composite feature front door - design chosen

Fully insulated - floor, wall and roof space

Skimmed ceilings throughout

Chrome finished lever door furniture throughout (chrome hinges)

Hardwood Oak Staircase - stop chamfered balustrades and newels - stained

Full gas central heating system incorporating thermostatic radiator valves

Underfloor heating to ground floor - separate room thermostats and controls

Combi boiler located in Utility with 12 year guarantee

Comprehensive burglar alarm system and electrical installation - chrome sockets downstairs

Spotlights to Main Bathroom, En Suites & Kitchen/Dining Room

Internal doors - Mexicano pre finished solid oak engineered doors - glass doors to Hallway

MDF 'pencil' skirtings and architraves

Landscaping - extensive patio areas all around rear of property - as seen on site

Extensive external lighting all around property

All party fences - 6' high timber - all as erected on site

Blockpaved driveway to side of house for garage - permeable paving as per planning condition

Fully fitted Handsons Kitchen - see builders layout

Ovens, hob, dishwasher, fridge and freezer (integrated) - see above only

Sanitaryware in a choice of styles and colours - see Kelly at Jacksons

Comprehensive wall tiling - full tiling to Bathroom and En Suites, splashback to Cloakroom

Comprehensive floor tiling to Kitchen, W/C, Hallway, Utility, Bathroom and En Suites

Attic loft area accessible through loft ladder

Specification - January 2022