



Hillcrest, Scotton

Heating and electrics

1. Logic gas boiler – underfloor heating downstairs, radiators upstairs. All concealed pipework is sized to meet air source heat pump requirements to allow change in the future if required.
2. Solar panels – generate close to 8KW with a 3.2KW battery in the loft. Est annual output 6700kwh
3. Downstairs lounge and rear living area have a lamp lighting circuit connected to the light switch.
4. Car charging point in the garage
5. Electrically operated and insulated garage door by Novaferm
6. Power to each gate post

Insulation

1. The house is EPC rated A
2. The walls have ultra-light blocks with 115mm thermacell cavity insulation with a 150mm cavity, making walls 350mm thick.
3. The windows and doors are all 1.4 U value as a maximum.
4. Velux windows and roof lantern are 1.1 U value
5. The roof is a hybrid roof having 100mm insulation above the rafters, a marine plywood core and then 100mm of additional insulation inside the rafters.
6. The ground floor is concrete beam and block with 150mm of insulation and then a 75mm screed over the underfloor heating.
7. The room above the garage is surrounded with 100mm of insulation creating an insulated box.

Internal tiling

1. All tiles are supplied from Porcelanosa and spare tiles are in the loft with spare grout too.

Communications

1. There is a cat 6 ethernet wired outlet on each floor of the house and one in the garage which are all wired back to the utility room cupboard on the ground floor. Ready for the installation of broadband and a wifi network.

Bathrooms

1. Toilets and basins are Villeroy & Boch, taps are Hansgrohe and showers are all Grohe.
2. All bathrooms have sealing extractor fans to prevent any drafts.

Kitchen

1. The kitchen and utility is a David Charles kitchen with Bosch appliances and Quartz worktops.

Floor construction

1. Both the first and second floors are constructed with Posi joists, water resistant P5 grade flooring and are fully sound insulated with Knauf sound insulation.

Driveway

1. Constructed on a geotextile membrane with Ibran grids filled with Cotswold stone. Free draining no risk of flooding or standing water.
2. The private drive leading to the house from the road is shared maintenance by 5 parties in total, including Hillcrest.

Drainage

1. Foul sewers drain to a public adopted sewer the other side of the wall at the front of the house.
2. The surface water drains to a very large soakaway at the bottom of the garden under the lawn.

House construction

1. Foundations consist of 40N concrete reinforced with two layers of 10m mesh
2. Walls external leaf is constructed of natural stone from west Yorkshire which has been lightly charcoal tumbled for character.
3. Roof is covered in Barchamp natural Brazilian slate to give a more substantial and rustic appearance.

House Warranty

1. The house has a 10 year structural warranty from Advantage.