



Creating Luxury Spaces

Property Specification

General Construction

- Built using traditional brick and block construction with clay roof tiles.
- Fully insulated cavity walls to reduce heat loss and maintain a warm interior.
- Exterior finished with a silicone-based render, providing a modern look and additional thermal efficiency.
- Concrete slab ground floor with underfloor heating on the ground floor with individual room thermostats for optimal comfort and energy control.
- Grey uPVC double-glazed windows throughout.
- First floor heated by radiators, each with individual controls.
- High-spec insulation.
- A distinctive apex glass feature at the front entrance enhancing natural light and kerb appeal.
- Smart home integration, including zoned heating, energy monitoring, remote access, and smart lighting systems.

Interior Features

- Bespoke staircase with custom-cut glass panels, adding a sophisticated design element.
- Fire-rated internal oak veneer doors, fitted with premium ironmongery.
- Master bedroom includes a fitted wardrobe with a hanging rail and sensor lighting.
- Chrome hardware on windows and doors.
- Engineered oak herringbone flooring across the ground floor, including kitchen, utility, and cloakroom.
- Quality carpeting throughout the first and second floors.
- Custom stepped-profile skirting and architraves throughout.

Kitchen

- Contemporary handleless cabinets in a modern colour palette with large storage space.
- Durable quartz worktops with a central island/breakfast bar.
- Premium German Neff appliances, including:
 - Slide & Hide Graphite electric single oven
 - NEFF N70 5-burner gas hob on tempered glass
- Integrated full-size dishwasher with TimeLight
- Built-in warming drawer and electric microwave oven
- Siemens externally ducted extractor fan.



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- Under-counter freestanding wine cooler.
- Boiling and cold filtered water tap.
- Pop-up power dock on the central island with wireless phone charging.
- Fitted storage: slide-out waste sorter, cutlery tray, and pull-out tall unit trays.
- Two skylights with integrated LED lighting to enhance daylight and ambiance.
- Utility room with quartz counters, connections for washing machine, dryer, and water softener, plus wall-mounted storage.
- Two full-width aluminium bi-fold doors opening to the rear patio and garden.

Bathrooms & Cloakrooms

- All bathrooms include fitted vanity units for concealed storage:
- - Master en-suite, Bedroom 2 en-suite, Family bathroom, and Ground floor en-suite.
- The family bathroom features a freestanding bath.
- All en-suites have modern walk-in showers with tempered glass enclosures.
- Distinctive, high-end wall and floor tiling in each bathroom.
- Fitted mirrors with shaver lighting.
- LED-illuminated niches for both function and style.
- Underfloor smart heating in bathrooms with programmable remote control.

Plumbing & Heating

- Gas boiler located in the utility room.
- Pressurised Megaflow-style hot water system with immersion backup.
- Smart heating system includes:
 - Ground floor underfloor heating with room-specific smart thermostats.
 - Zoned heating with smart radiator valves on the upper floors.
 - Real-time energy monitoring.
 - App and voice command control via smart home integration.
 - Hot water circulation system for instant hot water delivery at taps.

Electrical & Lighting

- Energy-efficient LED downlights throughout.
- Smart lighting system with Wi-Fi-enabled scheduling and control.
- Glass-panel smart switches for a sleek finish and intuitive lighting control.
- Smart Power sockets to support any furniture arrangement.
- Smoke detectors in all hallways and landing areas.
- Outdoor lighting to front and rear for both convenience and security.



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Media & Communications

- Cat 5e Ethernet points on each floor for ceiling-mounted Wi-Fi extender support.
- Cat 5e cabling for external CCTV installation.
- Cabling for satellite/TV setup (dependent on external services).
- High-level power and data points for wall-mounted TVs in the kitchen, living room, and master bedroom.

Security Features

- Motion-activated or dawn-to-dusk exterior lighting on all sides.
- Windows are fitted with locking handles, compliant with modern security standards.
- Provision for security cameras on all the sides of the property

Future-Proofing

- All bedrooms include pre-wired lighting for wardrobes.
- Provision for chandelier fittings in bedrooms and dining room.

Important Notice

This document is intended to reflect the specification of the finished property. While all information is provided in good faith, it does not form part of a binding contract. Purchasers should verify any critical details with the developer or their appointed agent.