

# Property Specification

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80 Leybourne  
Ave  
Bournemouth  
Dorset





# Kitchen

- A fully integrated shaker kitchen finished with a cashmere oak fascia.
- Kitchen finished with a 20mm quartz Calacutta Nuvo worktop, complete with routed draining board grooves and an under mounted bowl and a half stainless steel sink
- Appliances - Integrated 70/30 Fridge Freezer, double oven, Induction hob with glass and stain less steel extractor and dishwasher. All appliances to be Bosch, with full 2-year guarantee.



# Bathrooms

- Wall hung toilet with chrome flush panel
- Hand wash basin, 2 draw vanity unit with single hole chrome mixer tap
- Fully fitted bath/shower with shower and glass screen.
- Bath and shower with chrome in wall control panel with bath overflow filler
- Led low level motion sensor lighting to all walls and bath panels
- Chrome towel rail



The image is a composite of three different bathroom tile and decor styles. On the left, there are large, light grey wood-look planks. In the center, a white diamond-shaped graphic contains the text 'Bathroom tiles'. On the right, there is a wall of white subway tiles with dark grey grout. In the background, a wooden stool holds folded white towels and a small potted plant. A white shower pan is visible in the top left corner.

Bathroom tiles



# Door Furniture and Fittings



Solid oak veneer Dordogne internal doors



White pre finished  
Dordogne internal doors



The Newington chrome  
and brushed door handle

## Skirting and Architrave

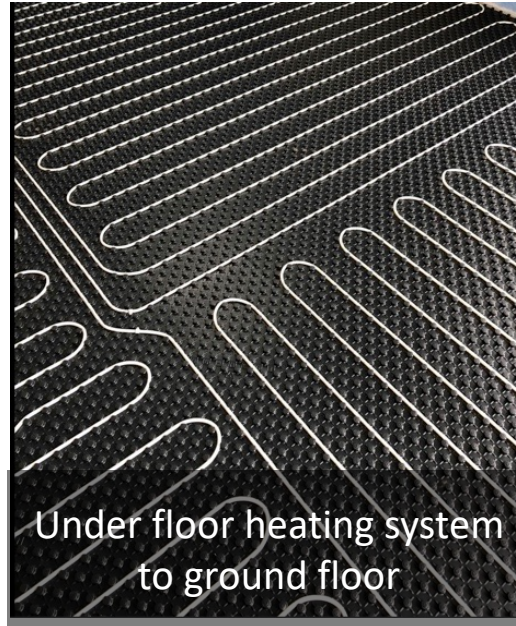


120mm Torus Skirting board



70mm Torus Architrave

# Heating System



Under floor heating system  
to ground floor



Floating panel radiator  
system fitted to all first  
floor rooms



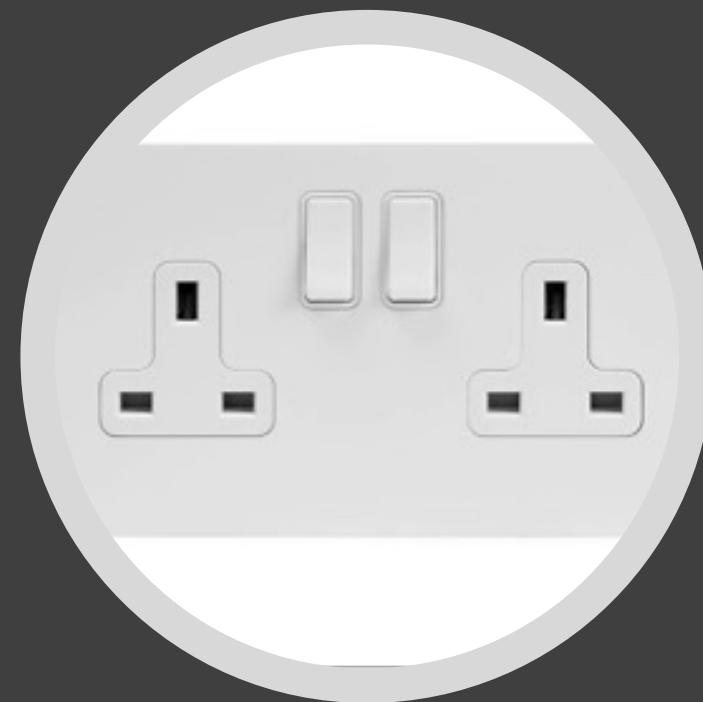
Ideal Logic Plus 30 KW combination boiler,  
complete with 2 year guarantee



Hamilton  
Hartland light  
switches



Heatmiser room  
stats to all UFH  
rooms and first  
floor

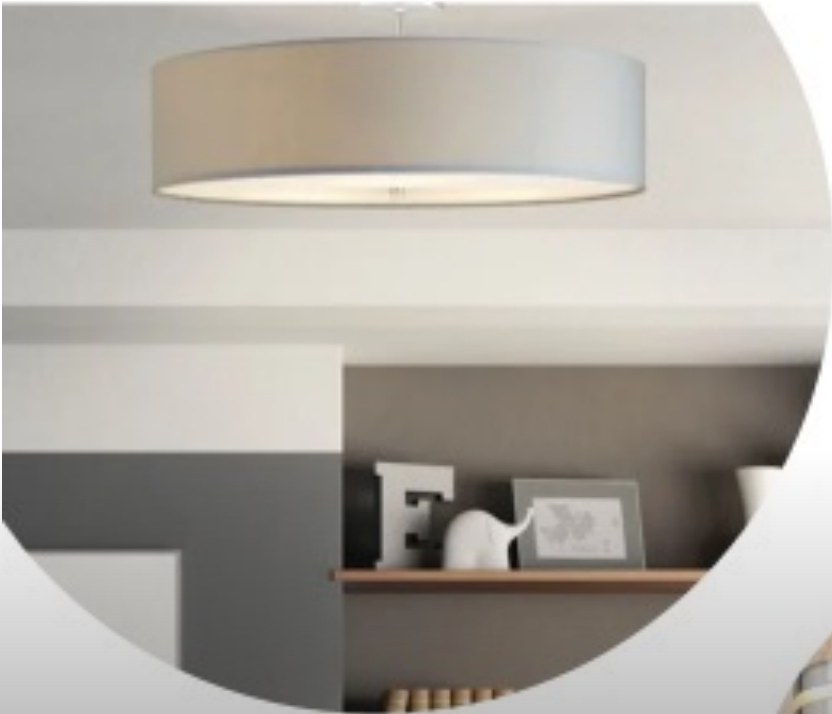


Hamilton Hartland  
plug sockets

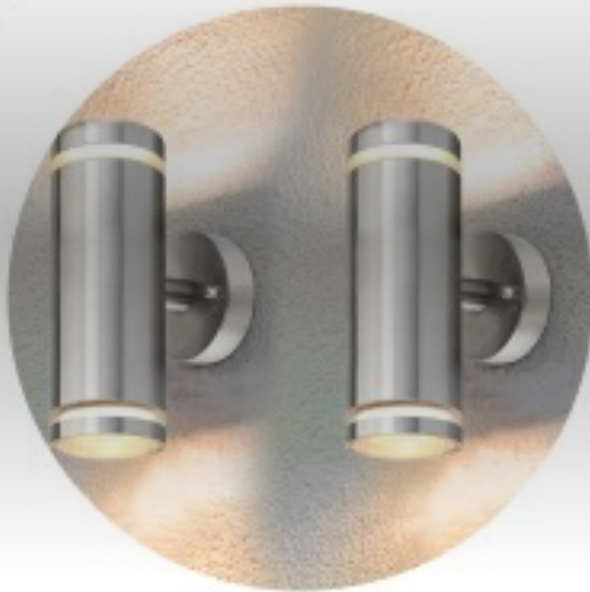
# Electrical System




# LIGHTING



Standard light fitting installed to all bedrooms, however, a provision has been made for the installation of customers own light fittings, if required

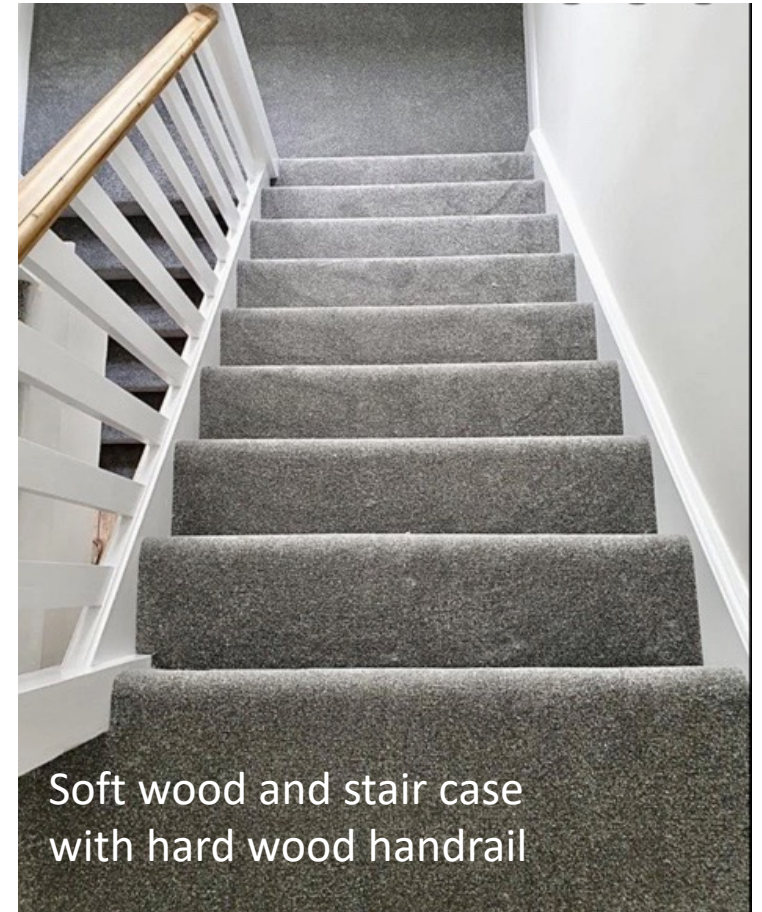
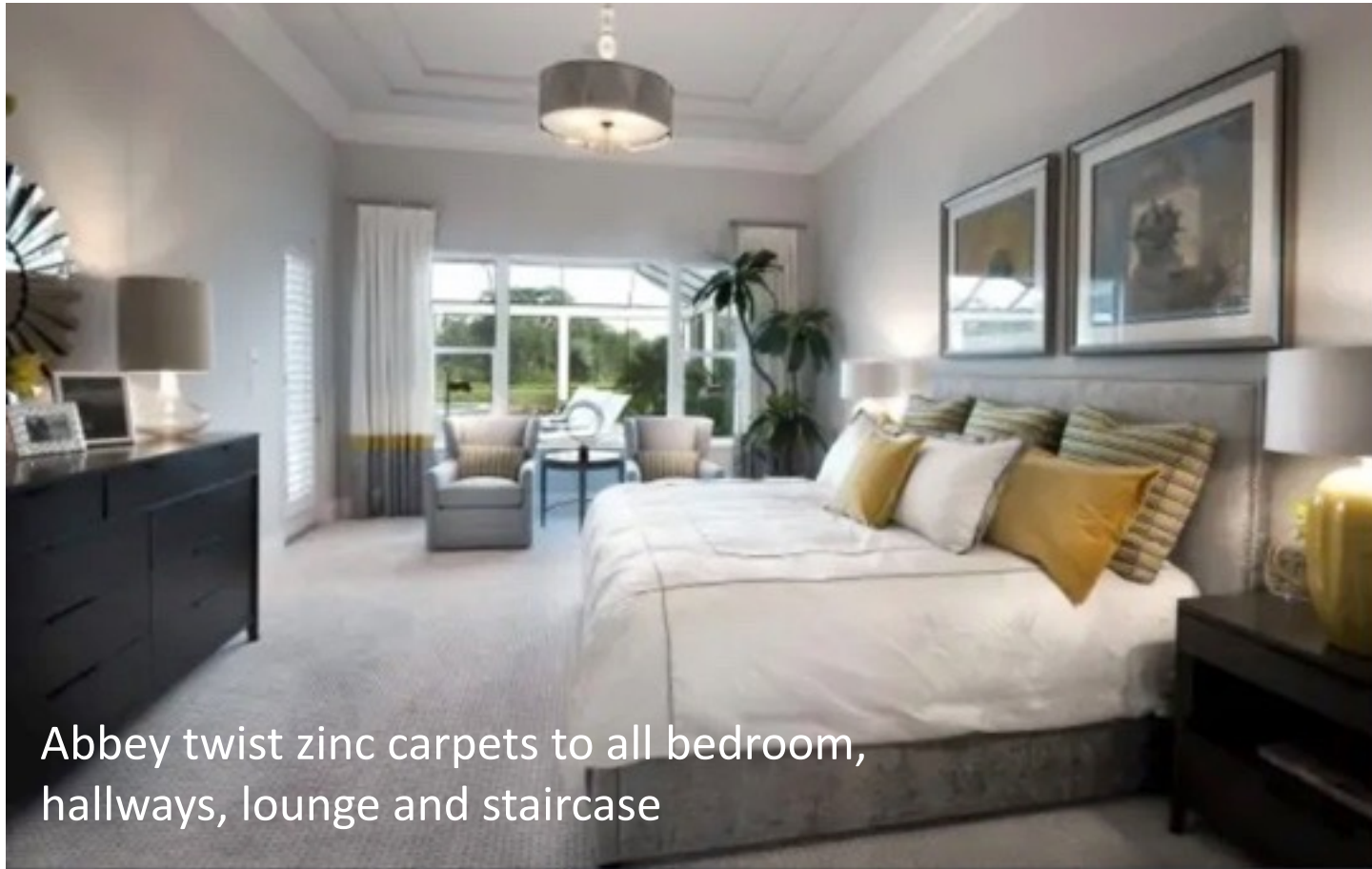


Chrome up and down external lights fitted to the side of the front door and one each side for the rear patio doors




Low energy down lights fitted to kitchen/dinning room and hallways. Waterproof down lights fitted to all bathrooms

# Staircase and Carpets







## Kitchen/Living Flooring

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Polyfloor Colonia LVT  
Woodland Oak flooring to  
kitchen/living room and  
ground floor hallway



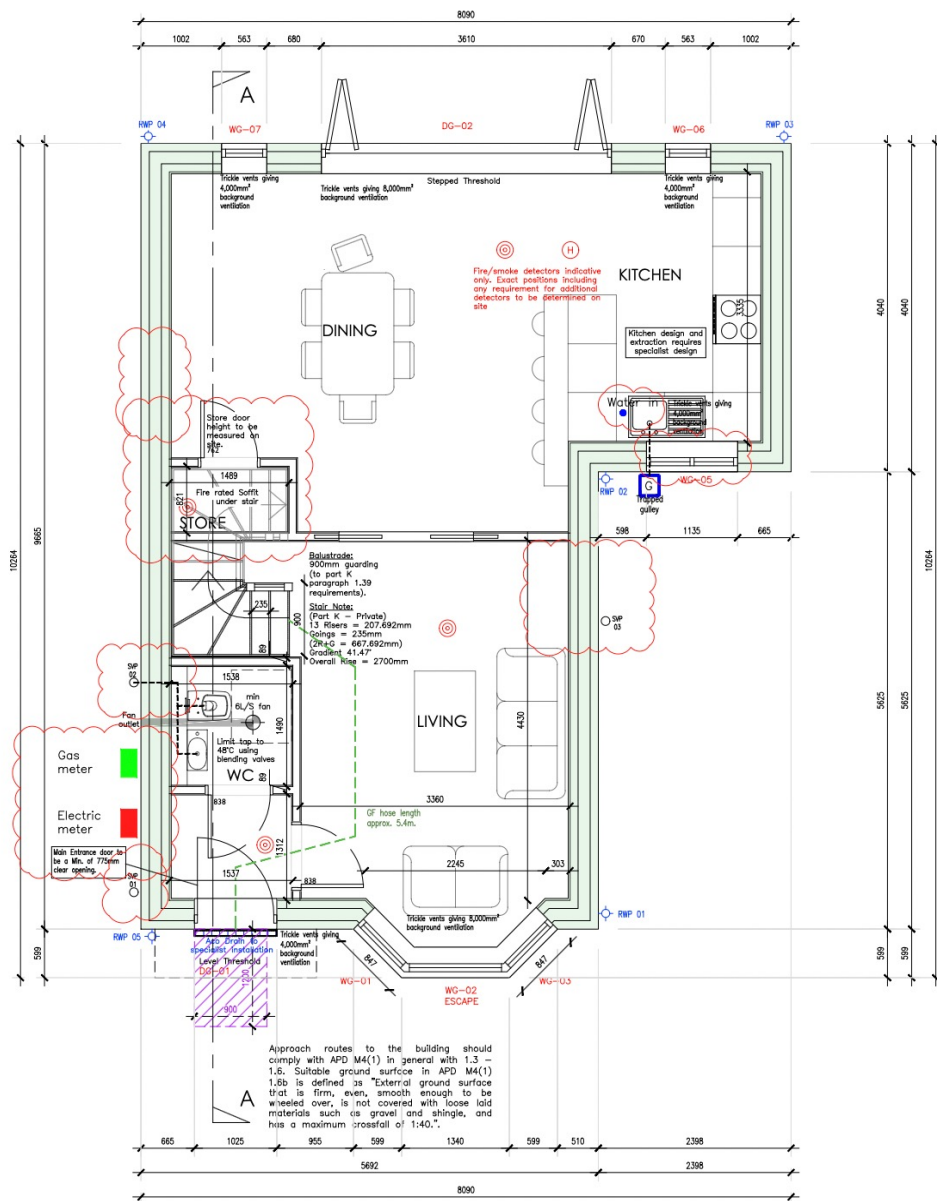
# Block Paved Driveway Options

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## Ground Floor



## First Floor

