The Farne +

PROPERTY SPECIFICATIONS / STONEY WOOD, WYNYARD VILLAGE

Externals

- Buff, red or grey facing clay brick
- Aluminium / composite front door & sidelights*
- Anthracite argon-filled PVCu double-glazed windows with white internals
- Rainwater goods to be black
- Anthracite PVCu soffits and fascia
- Aluminium bi-fold doors
- Composite external rear/side door
- Natural slate or tiled roof*
- 1800mm timber fencing/boundary wall, metal railings*
- Landscaped front garden with a mixture of turf, planting and shrubs*
- Rotavated rear garden
- Granite-style flagged patio area to the rear of the property*
- Granite-style flagged side paths*
- Block-paved driveway
- Full-height fencing / walls to gardens*
- External black matt up/down lights to the front and rear*
- Garden tap to all properties*
- Electric sectional aluminium garage door with key fob

Energy Efficiency

- All properties benefit from an A-rated EPC
- Energy-efficient LED lighting in the form of downlights and pendants*
- Solar photovoltaic panels with a hybrid inverter to all properties
- Fitted electric car charger

Plumbing & Heating

- Modern, eco-efficient Ideal air source heat pump, with size to vary according to house size
- Underfloor heating to the ground floor and radiators to the first floor*
- Unvented Ideal Logic Air cylinder water tank, with tank size to vary according to house size

Kitchen & Utility Rooms

- A choice of a shaker or slab-style kitchen in a variety of colours
- A choice of kitchen ironmongery or a handleless rail system
- A choice of quartz worktops and upstands*
- Drainage grooves in the quartz worktop to the kitchen sink
- BORA Pure induction hob with central downdraught extraction
- NEFF full-height larder fridge
- NEFF full-height larder freezer
- NEFF N50 single Slide & Hide oven
- NEFF N50 microwave
- NEFF integrated dishwasher
- Caple partially integrated wine cooler
- 1.5-bowl undermounted stainless-steel sink
- Space for a washing machine & associated plumbing
- Space for a condensing tumble dryer with a power socket
- Brushed chrome grid switch
- Waterfall-edge quartz worktop to the island
- Brushed chrome electrical sockets and switches to the kitchen
- Single-lever tap

Decoration

- Internal walls to be finished in high-quality Dulux Supermatt white
- Ceilings to be finished in high-quality Dulux Supermatt white emulsion
- White Dulux satin paint to skirting and facings
- Internal doors to be painted in white Dulux satin paint

Connectivity

- Smart doorbell to the front door
- Smart heating controls
- Smart lighting to the lounge, family room/dining area/kitchen and orangery*
- Smart speakers to the kitchen/family room and lounge
- Single USB charging point to each bedroom, with a double charging point to the principal bedroom
- TV and data point to the principal bedroom, lounge and family area
- Openreach broadband connectivity infrastructure
- Personalised smart-tech introduction after legal completion

Bathrooms & En-suites

- A range of Porcelanosa wall tiles, with full-height tiling to shower areas, half-height tiling to baths and half-height tiling to the sanitary wall
- Shaver socket to the bathroom and principal en-suite
- Selection of tile trims and grout colours
- Porcelanosa sanitaryware to the WC, bathroom and en-suites*
- Freestanding bath with wall-mounted taps
- Porcelanosa vanity unit to the bathroom and en-suite 1
- Porcelanosa Noken taps and brassware

Joinery

- Internal three-panel oak doors with single-lever ironmongery
- 69mm OG moulded architrave with architrave blocks
- 169mm OG moulded skirting
- Loft hatch with ladder access
- Fitted wardrobes to the principal bedroom
- Half-glazed door(s) to the kitchen from the hallway
- Staircase to have an oak newel post and handrail, an oversized oak first step and a metal balustrade

Additions

- IP-rated power socket to the garden
- Interlinked smoke and heat detector system
- Power and lighting to all garages
- Orangery to the rear of the property
- Polished satin chrome sockets and switches throughout
- Inglenook fireplace with a painted chamber, granite hearth and Go-Eco Highline stove