

Ascot

Standard Specification

from £279,950



Tudor Close, Market Drayton TF9 3QR

Kitchen / Dining

Gamadecor by Porcelanosa fully fitted contemporary kitchen includes:

Coordinating worktop & upstands

Worktop 'matching' full wall splash back

Integrated full size dishwasher

Integrated 70/30 fridge freezer

Integrated single oven

Integrated microwave oven

Integrated 4 zone induction hob

Integrated extractor hood

LED under cupboard lighting

Stainless steel undermount 1.5 bowl sink

Contemporary mono mixer tap

Double electric sockets positioned around the room

High level wall TV point

Karndean flooring

LED ceiling downlights

Utility

Gamadecor by Porcelanosa fully fitted utility includes:

Kitchen matching base units & worktop with upstand

Stainless steel sink with mono mixer tap

Integrated washing machine

Integrated tumble dryer

Double electric sockets positioned around the room

Karndean flooring

LED ceiling downlights

WC

Vitra wall hung toilet with soft close seat

Vitra hidden cistern

Vitra chrome dual flush plate

Vitra 50cm wall hung wash basin

Vado Ascent mono basin tap

Vado Sharma toilet roll holder

Vado Level soap dispenser

Chrome towel radiator 1200 x 500

Karndean flooring

LED ceiling downlights

Full height feature wall tiling

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belfordhomes.co.uk

James Du Pavey
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Store (under stairs)
Pendant light
Karndean flooring
Lounge
Master TV point including BT, satellite and RF face plates and two double sockets
Double electric sockets positioned around the room
Pendant light
Carpet with underlay
Hall
Pendant lights
Ground floor programmable heating thermostat
Carpet with underlay
Barrier matt at doorway
Master Bedroom
LED ceiling downlights
Double electric sockets 'bedside'
Double electric sockets positioned around the room
High level wall TV point (for wall mounted TV)
Carpet with underlay
Dressing Room
Built-in wardrobe internals by Gooding Group
Both sides consisting top shelf, single & double hanging
LED ceiling downlights
Carpet with underlay
En Suite
Vitra wall hung toilet with soft close seat
Vitra hidden cistern
Vitra chrome dual flush plate
Vado Sharma toilet roll holder
Vado Sharma robe hook
Vitra 600mm wall hung vanity wash basin in high gloss white
Full wall vanity mirror
Electric shaver socket
1200 x 800 shower with sliding door
Vado concealed thermostatic shower with ceiling mounted 300mm 'rain' head
Vado integrated 'rinse' handset
Shower wall tiling (full height)
Sink wall tiling (half height)
Full height mirror over sink
Ceramic tile flooring
Chrome towel radiator 1600 x 500

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LED ceiling downlights
Bathroom
Vitra wall hung toilet with soft close seat
Vitra hidden cistern
Vitra chrome dual flush plate
Vado Sharma toilet roll holder
Vado Sharma robe hook
Vitra 500mm semi-pedestal wash basin
Electric shaver socket
Chrome towel radiator 1200 x 500 positioned side of wash basin
Single ended bath 1600 x 700
Vado contemporary overflow with bath filler
Chrome towel radiator 1200 x 500 positioned end of bath
Quadrant shower cubicle 800 x 800
Vado thermostatic round shower column
Shower wall tiling (full height)
Sink & bath wall tiling (half height)
Full wall vanity mirror
Ceramic tile flooring
LED ceiling lights over bath for relaxed lighting
LED ceiling downlights
Bedroom 2
Gooding Group built-in wardrobe internals consisting top shelf, single & double hanging
Gooding Group sliding wardrobe doors
Double electric sockets positioned around the room
High level wall TV point (for wall mounted TV)
Pendant light
LED ceiling downlights inside wardrobe
Carpet with underlay
Bedroom 3
Gooding Group built-in wardrobe internals consisting top shelf, single & double hanging
Gooding Group sliding wardrobe doors
Double electric sockets positioned around the room
High level wall TV point (for wall mounted TV)
Pendant light
LED ceiling downlights inside wardrobe
Carpet with underlay
Bedroom 4
Double electric sockets positioned around the room
High level wall TV point (for wall mounted TV)

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Pendant light
Carpet with underlay
A/C
Pendant light
Carpet with underlay
Stairs & Landing
Pendant lights
First floor programmable heating thermostat
Electric sockets positioned around the landing
Carpet with underlay
Garage
LED 50w strip lights
Double electric socket
Gas boiler
Concrete floor
External
Marshalls 'Brindle' colour driveway block paving
Marshalls Richmond Buff patio paving
Eleven - Stainless steel 'up and down' wall lights evenly spaced around the house for ambient lighting
Turfed lawn with planting to the front garden
Turfed lawn with 300mm soil edge (for future planting) to the rear garden
1.8m close board fencing
Water tap to the rear elevation
Outdoor electric double socket to the rear elevation
General
FTTP (Fibre to the Property) Broadband - True Fibre Optic broadband with download speeds up to 1Gbps
SAP Rating B - Energy efficient home
100% LED lighting
Ideal Logic 'A' rated Gas boiler with 2-year guarantee
Programmable thermostat with 'APP' control
Solidor composite front door in Anthracite
u-PVC windows with Argon gas filled double glazing in Agate Grey
u-PVC soffit and fascias in Agate Grey
u-PVC external utility door in Agate Grey
u-PVC double patio doors in Agate Grey
Anthracite Garador Ascot 'up and over' garage door
Radiator heating with thermostatic radiator valves
Digital (Freeview) TV aerial with multi-room distribution
Contemporary chrome door handles
Modern chamfered skirting & architrave
Contemporary 'ladder' internal doors

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Decoration

Ceilings: White

Walls: Ammonite

Architrave: Purbeck Stone

Skirting: Purbeck Stone

Doors: Purbeck Stone

Security

External doors fitted with Secure By Design multi-point locks

Solidor composite front door with Ultion cylinder lock

All window and door glazing is toughened glass

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