

# Brandon

## Standard Specification

from £174,950



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 washer / dryer

Integrated single oven

Integrated microwave oven

Integrated electric hob

Integrated extractor hood

LED under cupboard lighting

Stainless steel undermount 1.5 bowl sink

Contemporary mono mixer tap

Gas combi boiler

Double electric sockets positioned around the room

High level wall TV point

Karndean flooring

LED ceiling downlights

### WC

Vitra back to wall toilet with soft close seat

Vitra 45cm wall hung wash basin

Vado Ascent mono basin tap

Vado Life toilet roll holder

Chrome towel radiator 1200 x 500

Karndean flooring

LED pendant light

Splashback to sink

Wall mirror

### Lounge

Master TV point including BT, satellite and RF face plates and two double sockets

Double electric sockets positioned around the room

LED ceiling downlights

Programmable heating thermostat

Carpet with underlay

### Hall

LED pendant light

Double electric socket

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**James Du Pavey**  
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Carpet with underlay
Barrier matt at doorway
<b>Master Bedroom</b>
LED pendant light
Built-in wardrobe internals
Double wardrobe doors to match internal doors
LED ceiling downlights inside wardrobe
Double electric sockets 'bedside'
Double electric sockets positioned around the room
High level wall TV point (for wall mounted TV)
Carpet with underlay
<b>En Suite</b>
Vitra back to wall toilet with soft close seat
Vado Life toilet roll holder
Vado Life robe hook
Vitra 600mm wall hung vanity wash basin in high gloss white
LED mirror with shaver socket
900 x 900 shower with bi-fold doors
Vado concealed thermostatic shower with Aquablade ceiling mounted 300mm 'rain' head
Shower wall tiling (full height)
Splashback to sink
Ceramic tile flooring
Chrome towel radiator 1600 x 500
LED ceiling downlights
<b>Bathroom</b>
Vitra wall hung toilet with soft close seat
Vitra hidden cistern
Vitra chrome dual flush plate
Vado Life toilet roll holder
Vado Life robe hook
Vitra 500mm wall hung semi-pedestal wash basin
Full wall vanity mirror
Electric shaver socket
Single ended bath 1700 x 700
Vado contemporary overflow with bath filler
Vado thermostatic shower 'over bath'
Bath wall tiling (full height)
Sink wall tiling (half height)
Chrome towel radiator 1600 x 500
Ceramic tile flooring
LED ceiling downlights

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### Bedroom 2

- Double electric sockets 'bedside'
- Double electric sockets positioned around the room
- High level wall TV point (for wall mounted TV)
- LED pendant light
- Carpet with underlay

### Bedroom 3

- Double electric sockets positioned around the room
- High level wall TV point (for wall mounted TV)
- LED pendant light
- Carpet with underlay

### A/C

- Pendant light
- Carpet with underlay

### Landing

- LED pendant lights
- Electric sockets positioned around the landing
- Carpet with underlay

### External

- Marshalls 'Brindle' colour driveway block paving
- Marshalls Richmond Buff patio paving
- Six - 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 double patio doors in Agate Grey
- Radiator heating with thermostatic radiator valves
- Digital (Freeview) TV aerial with multi-room distribution
- Contemporary chrome door handles
- Modern chamfered skirting & architrave

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Contemporary 'ladder' internal doors
<b>Decoration</b>
Ceilings: White
Walls: Ammonite
Architrave: Purbeck Stone
Skirting: Purbeck Stone
Doors: Purbeck Stone
<b>Security</b>
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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