

Thornton

Standard Specification

from £159,950

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
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 ceiling downlights
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 pendant light
Programmable heating thermostat
Carpet with underlay
Hall
LED pendant light
Double electric socket
Carpet with underlay

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Barrier matt at doorway
Master Bedroom
LED ceiling downlights
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
En Suite
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
1000 x 1000 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
Bathroom
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
Bath wall tiling (half height)
Sink wall tiling (half height)
Chrome towel radiator 1600 x 500
Ceramic tile flooring
LED ceiling downlights
Bedroom 2
Built-in wardrobe internals

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Double wardrobe doors to match internal doors
LED pendant light inside wardrobe
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
Landing
LED pendant lights
Carpet with underlay
External
Marshalls 'Brindle' colour driveway block paving
Marshalls Richmond Buff patio paving
Seven - 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
Contemporary 'ladder' internal doors
Decoration
Ceilings: White
Walls: Ammonite
Architrave: Purbeck Stone
Skirting: Purbeck Stone
Doors: Purbeck Stone

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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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