

Wilton

Standard Specification

from £109,950



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 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 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

Karndean flooring

Bedroom

LED ceiling downlights

Built-in wardrobe internals

Double wardrobe doors to match internal doors

LED ceiling downlights inside wardrobe

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| Double electric sockets 'bedside' |
| Double electric sockets positioned around the room |
| High level wall TV point (for wall mounted TV) |
| Carpet with underlay |
| 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 |
| 800 x 800 shower with bi-fold doors |
| Vado concealed thermostatic shower with Aquablade ceiling mounted 300mm 'rain' head |
| Chrome towel radiator 1200 x 500 by the shower |
| Single ended bath 1600 x 700 |
| Vado contemporary overflow with bath filler |
| Shower wall tiling (full height) |
| Bath wall tiling (half height) |
| Sink wall tiling (half height) |
| Ceramic tile flooring |
| Chrome towel radiator 1200 x 500 by the sink |
| LED ceiling downlights |
| Stairs & Landing |
| LED pendant lights |
| Carpet with underlay |
| External |
| Marshalls 'Brindle' colour driveway block paving |
| Marshalls Richmond Buff patio paving |
| Four - 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 |

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| 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 |
| 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 |
| 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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