

Talbot Mews - Plot 2

Standard Specification

£239,995



6, Talbot Mews, Newcastle Road, Market Drayton, Shropshire, TF9 1HW

EPC Rating B

Our Key in the Door price includes:

Legal & Conveyancing

Solicitor Conveyancing Costs £1,020

Searches £131

Land Registry Registration Fee £270

Kitchen / Dining

Fully fitted Shaker-style German kitchen by Hacker, includes:

Quartz worktop with quartz upstands and window sills

Franke 3-in-1 Hot Water Boiling Tap

Hotpoint integrated slimline dishwasher

Hotpoint integrated full size fridge freezer

Hotpoint integrated single oven

Hotpoint induction hob

Kitchen extraction

Ideal Logic Gas Combination Boiler

Double electric sockets positioned around the room

Karndean flooring

LED ceiling downlights designed to suit the kitchen space

Lounge

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

Double electric sockets positioned around the room

French doors fully glazed to rear patio and garden

Abingdon Stainfree carpet with luxury underlay

LED ceiling downlights and a central pendant light

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Hall

Composite main entrance door made to comply with Secure by Design standards

Programmable heating thermostat

Double electric socket

Karndean flooring

Double pendant lights

Store

Consumer electric board

Outside lights master override switch

Karndean flooring

Pendant light

Master Bedroom

Large, built-in wardrobes

LED ceiling downlights positioned inside the wardrobe

Double 'bedside' electric sockets

Double electric sockets positioned around the room

High level wall TV point (for wall mounted TV)

Radiator positioned underneath the window

Abingdon Stainfree carpet with luxury underlay

LED ceiling downlights and a central pendant light

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Bathroom

Vitra wall hung toilet with hidden cistern and soft close seat

Vitra Loop T chrome dual flush plate

Roper Rhodes 500mm wall hung vanity basin unit

Vado mono basin mixer tap

Full sink wall vanity mirror

Shaver socket / toothbrush charger

900 x 900 glass shower cubicle

Vado Velo round thermostatic shower column

1800mm bath with Vado hidden bath filler and overflow

Vado toilet paper holder

Vado robe hook

Floor to ceiling tiled walls

Ceramic tiled floor

Chrome towel radiator 1400 x 500

Separate, low-level theme lights positioned over the bath

LED lights positioned over basin and toilet

LED extraction light over shower

Bedroom 2

Double 'bedside' electric sockets

Double electric sockets positioned around the room

High level wall TV point (for wall mounted TV) with CAT 6

Radiator positioned underneath the window

Abingdon Stainfree carpet with luxury underlay

Pendant light

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External

Private access drive and front pathway

Turfed front lawn

Buff riven patio paving

13no. stainless steel 'up and down' wall lights spaced around the property for ambient lighting

Dusk to Dawn sensor for automated operation of outside lights

Turfed rear garden

1.8m close board fencing

Two outdoor water taps: to the front and rear elevation for easy car and garden maintenance

Two outdoor double electric sockets: to the front and rear elevation for easy car and garden maintenance

General

Broadband

100% LED lighting inside and out

'A' rated gas boiler

Central heating with programmable thermostat

Secure by Design composite front door in Golden Oak

u-PVC windows in black with Argon gas filled double glazing

u-PVC soffit and fascia's in black

Digital hi-gain TV aerial with multi-room distribution

Contemporary chrome door handles

Modern skirting & architrave

Contemporary 4 panel Shaker internal doors

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Decoration

Ceilings: Dulux Trade Brilliant White Vinyl Matt

Walls: Dulux Trade Swansdown Vinyl Matt

Architrave: Dulux Trade Brilliant White Satin Wood

Skirting: Dulux Trade Brilliant White Satin Wood

Doors: Dulux Trade Pale Slate Vinyl Matt

Security

All windows with key locks

External doors fitted with Secure By Design multi-point locks

All window and door glazing toughened or laminated

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