

The Edale - Plot 5

Standard Specification

£369,995

4, Norton Meadows, Norton In Hales, Market Drayton, Shropshire, TF9 4FL



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 contemporary kitchen by Lanzet, includes:

Quartz worktop, upstands, full-wall splashback and cill

Quooker 3-in-1 Hot Water Boiling Tap with choice of tap and finish available

1810 undermount sink

Neff integrated full size fridge freezer

Neff integrated hide & slide single oven

Neff integrated microwave oven

Neff induction hob

Neff integrated full size dishwasher

Cutlery draw insert

800mm pan drawer

Integrated recycling bins

Le Mans pullout corner units

Under cabinet LED lighting

Kitchen extraction

Double electric sockets positioned around the room

Double electric socket with USB charging points

Telephone socket

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Kitchen / Dining continued...

- Bifold doors fully glazed to rear patio and garden
- Radiator(s) positioned to suit the kitchen space
- Karndean flooring
- Three pendant lights over breakfast bar
- LED ceiling downlights designed to suit the kitchen space
- High level TV point (for wall mounted TV) with CAT 6

Laundry

- Fully fitted utility by Lanzet, includes:
- Kitchen matching base units, wall units & quartz worktop with upstands
- Neff washing machine
- Neff condensing dryer
- Double electric sockets positioned around the room
- Radiator(s) positioned to suit the lounge space
- Karndean flooring
- LED ceiling downlights

Lounge

- Feature wall with a large modern built-in electric fire
- LED theme lights over the feature wall
- Master TV point including CAT 6, BT, satellite and RF face plates and two double sockets
- Double electric sockets positioned around the room
- Radiator(s) positioned to suit the lounge space
- Cormar Apollo Elite carpet with luxury underlay
- Two pendant lights

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Hall

Contemporary composite main entrance door made to comply with Secure by Design standards

LED theme lighting over the main entrance

Coats and shoes cupboard with oak coat rack

LED ceiling downlights positioned inside the coats and shoes cupboard

Double electric sockets

Radiator(s) positioned to suit the room

Karndean flooring

LED ceiling downlights

Store Cupboard

Consumer board

Outside light master override switch

Karndean flooring

Pendant light

Master Bedroom

Built-in wardrobes with sliding doors by Gooding Group

LED ceiling downlights positioned inside the wardrobe

Double 'bedside' electric sockets with USB charging

Double electric sockets positioned around the room

Telephone socket

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

Radiator positioned underneath the window

Cormar Apollo Elite carpet with luxury underlay

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Master Bedroom continued...

Pendant light

LED ceiling downlights

Master En Suite

Vitra wall hung toilet with hidden cistern and soft close seat

Vitra Loop T chrome dual flush plate

Vitra S20 wall hung basin, semi-pedestal

Vado mono basin mixer tap with choice of finish and style available

LED mirror with choice of style available

Shaver socket / toothbrush charger

1800mm walk-in shower with glass panel

Vado Aquablade rectangular slimline shower head 300mm ceiling mounted

Vado concealed 2 outlet thermostatic valve with shower rinser kit

Vado toilet paper holder with choice of finish and style available

Vado robe hook with choice of finish and style available

Floor to ceiling tiled walls with choice of tiles by Porcelanosa

Porcelain tiled floor with choice of tiles by Porcelanosa

Chrome towel radiator 1700 x 500

LED ceiling downlights

Bathroom

Vitra wall hung toilet with hidden cistern and soft close seat

Vitra Loop T chrome dual flush plate

Vitra S20 wall hung basin, semi-pedestal

Vado mono basin mixer tap with choice of style available

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Bathroom continued...

LED mirror with choice of style available

Shaver socket / toothbrush charger

1800mm shower with glass panel

Vado Celsius exposed thermostatic shower

Vado toilet paper holder with choice of style available

Vado robe hook with choice of style available

Floor to ceiling tiled walls with choice of tiles by Porcelanosa

Porcelain tiled floor with choice of tiles by Porcelanosa

Chrome towel radiator 1700 x 500

LED ceiling downlights

Bedroom 2

Built-in wardrobes with sliding doors by Gooding Group

LED ceiling downlights positioned inside the wardrobe

Double 'bedside' electric sockets with USB charging

Double electric sockets positioned around the room

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

Radiator positioned underneath the window

Cormar Apollo Elite carpet with luxury underlay

Pendant light

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Single Garage

Gas combi boiler

Garador, Wentwood electric remote control garage door in Golden Oak

LED 50w strip lights

Double electric sockets x 2

Painted concrete floor

External

Private access drive using Marshalls Drivesett Savanna block paving

Marshalls Sawn Versuro Linear front path paving laid in herringbone pattern

Turfed front lawn with some planting

Marshalls Motus cream porcelain patio paving with an enhanced slip resistant surface

Turfed lawn to the rear garden

Architect designed landscaped rear garden with luxury turfed lawn and planting

Gardena wall-mounted hose box roll-up to rear elevation

Brabantia Topspinner Rotary Dryer 40m

15no. stainless steel 'up and down' wall lights evenly spaced around the house for ambient lighting

'Dusk to Dawn' sensor for automated operation of outside lights

1.8m feather edge board fencing

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

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

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Heating

SAP Rating B - energy efficient home

'A' rated gas combination heating system with 98% efficiency

Honeywell evohome multi zone wifi enabled heating system

Flat panel radiators with Honeywell evohome radiator controller

Calor LPG communal gas supply with a discrete central underground storage tank

General

FTTP Broadband (Fibre to the Property) 'The fastest broadband available'

RING Doorbell

100% LED lighting inside and out

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 door handles with choices of polished chrome, satin chrome and matt black available

Modern skirting & architrave

Contemporary Oak internal doors with choice of five styles available

Decoration

Ceilings: Dulux Brilliant White

Walls: Dulux Swansdown

Architrave: Dulux Brilliant White Satin Wood

Skirting: Dulux Brilliant White Satin Wood

Doors: Osmo Polyx-Oil Raw

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Security

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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Your Choices

Tailor your new home



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Your Choices

Our impressive range of choices enables you to personalise the finishing touches to your new home, at no extra cost.

Kitchen & Utility

Choose from 9 colourway sets including units with worktop and matching upstands

Choose from 2 styles of Quooker 3-in-1 boiling taps in a polished chrome or stainless steel finish

Choose from 4 styles of Blanco Utility taps

Bathroom and En Suite

Choose from 14 sets of wall and floor tiles by Porcelanosa

Choose from 3 Vado basin mixer taps with co-ordinating Vado shower and bath valves

Choose from 3 sets of Vado accessories including toilet roll holder and robe hooks

Choose from 6 colour options for the Roper Rhodes floor mounted basin unit

Choose from 3 styles of LED mirrors

Decoration - Wall Colour

Choose any Dulux paint colour for each individual room

Fixtures & Fittings

Choose from 30 different styles of oak internal doors

Choose from 4 different styles of internal handles in a polished or satin chrome finish

Choose from 5 wardrobe internal colour options, 12 framework colour options and 7 glass/mirror wardrobe door finishes

Flooring

Choose from 14 Cormar Apollo Elite carpet colours for each individual room (Standard carpet rooms are: Lounge, Master Bedroom and Bedroom 2)

Choose from 16 Karndean colours from Knight and Opus ranges (Standard Karndean areas are: Kitchen/Dining, Hall, Store and Porch)

The items contained within this specification are subject to availability and stage of construction

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Your Optional Upgrades

*Further enhancing the
personalisation of your new home*



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Your Optional Upgrades

In addition to our extensive range of choices, we also offer various optional upgrades to further enhance your home to reflect your taste and personality.

Kitchen & Utility

Upgrade Quooker 3-in-1 boiling tap to a Black, Gold or Patinated Brass finish

Bathroom and En Suite

Upgrade Master En Suite brassware and accessories to Matt Black finish

Fixtures & Fittings

Upgrade internal oak doors to Glazed oak doors

Upgrade internal oak doors to Walnut doors

Upgrade internal oak doors to Grey doors

Upgrade internal door handles to Matt Black finish

Upgrade entire house electrical socket faceplates to stainless steel finish with choice of white, grey or black inserts

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