

# Waters Upton - Plots 1, 2 & 3

Standard Specification

£279,995

Telford, Shropshire, TF6 6NP

**Gross Internal Area 809 SQ FT**

**EPC Rating C (79)**

## Kitchen / Dining

Fully fitted contemporary kitchen by Häcker includes:

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Coordinated worktop and upstands

---

Blanco mixer tap

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Blanco Silgranite inset sink

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Integrated frost-free fridge freezer

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Integrated single oven

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Induction hob

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Integrated full size dishwasher

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Integrated washer dryer

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Kitchen extraction

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Pan drawer

---

Cutlery draw insert

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Under cabinet LED lighting

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High level TV point (for wall mounted TV) with hard-wired internet point

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Double electric sockets positioned around the room

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French doors fully glazed to rear patio and garden

---

Radiator(s) positioned to suit room

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Karndean flooring

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LED ceiling downlights

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The specification is the anticipated specification but may be subject to change as necessary and without notice. Any photographs or computer-generated images are indicative of the quality and style of the specification and may not represent the actual fittings and furnishings at the development. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images include optional upgrades at additional cost.

# Waters Upton - Plots 1, 2 & 3

## Standard Specification

### Lounge

Feature wall with a contemporary wall-mounted media unit

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High level TV point (for wall mounted TV) with hard-wired internet point

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Double electric sockets positioned around the room

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Radiator(s) positioned to suit room

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Abingdon Stainfree Twist carpet with luxury underlay

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Pendant light

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### Hall

Contemporary composite main entrance door

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Programmable thermostat

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Double electric socket

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Radiator positioned to suit room

---

Karndean flooring

---

LED ceiling downlights

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### Store Cupboard

Consumer board

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Hot water cylinder

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Outside light master override switch

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Karndean flooring

---

Pendant light

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# Waters Upton - Plots 1, 2 & 3

## Standard Specification

### Master Bedroom

Built-in wardrobe internals with double doors to match internal doors

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) with hard-wired internet point

Radiator positioned underneath the window

Abingdon Stainfree Twist carpet with luxury underlay

LED theme lights over the bed headboard

Pendant light

### Master En Suite

600mm vanity unit

Mono basin mixer tap

HiB LED mirror

Wall hung toilet with hidden cistern and soft close seat

Round dual flush plate

1500mm walk-in shower with glass panel

Round thermostatic shower column

Toilet paper holder

Robe hook

Floor to ceiling tiling to shower walls

Half height tiling to the sink wall

Porcelain tiled floor

Towel radiator

LED ceiling downlights

Airflow Icon 60 extractor fan - flow rate up to 78l/s, above required 15l/s

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# Waters Upton - Plots 1, 2 & 3

## Standard Specification

### Bedroom 2

Built-in wardrobe internals with double doors to match internal doors

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) with hard-wired internet point

Radiator positioned underneath the window

Abingdon Stainfree Twist carpet with luxury underlay

Pendant light

### Bathroom

600mm vanity unit

Mono basin mixer tap

HiB LED mirror

Wall hung toilet with hidden cistern and soft close seat

Round dual flush plate

1600mm bath with glass panel

Hidden bath filler and overflow

Round thermostatic shower column over bath

Toilet paper holder

Robe hook

Floor to ceiling tiling to bath walls

Half height tiling to the sink wall

Porcelain tiled floor

Towel radiator

LED ceiling downlights

Airflow Icon 60 extractor fan - flow rate up to 78l/s, above required 15l/s

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# Waters Upton - Plots 1, 2 & 3

## Standard Specification

### External

Private access drive

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Footpaths using Marshalls block paving in Bracken

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Planting to the front

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Rear garden to be fully hard landscaped to provide a low maintenance finish

---

Stainless Steel 'up and down' wall lights evenly spaced around the house for ambient lighting

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Dusk to Dawn sensor for automated operation of outside lights

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Simpson & Partners EV charger in dark grey

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1.8m feather edge board fencing

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Outdoor water tap: rear elevation for easy garden maintenance

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

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### Heating

SAP Rating C - energy efficient home

---

'A++' rated air source heat pump central heating system with hot water cylinder store

---

Zoned central heating with programmable thermostat

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### General

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

---

100% LED lighting inside and out

---

Composite front door in Agate Grey

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u-PVC windows in Agate Grey with Argon gas filled triple glazing

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u-PVC soffit and fascia's in Agate Grey

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Digital hi-gain TV aerial with multi-room distribution

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Loft hatch with loft ladder access

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# Waters Upton - Plots 1, 2 & 3

## Standard Specification

### General Continued

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Modern skirting & architrave

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Contemporary internal doors

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Carlisle Brass door handles

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### Decoration

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Ceilings: Tikkurila Anti Reflex White Full-Matt

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Walls: Neptune Silver Birch Matt Emulsion

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Architrave: Dulux Trade Brilliant White Satin Wood

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Skirting: Dulux Trade Brilliant White Satin Wood

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Doors: Dulux Trade Brilliant White Satin Wood

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### Security

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Ground floor windows with key locks

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External doors fitted with Secure By Design multi-point locks

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All window and door glazing toughened or laminated

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### Warranty

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10-year structural warranty provided by Advantage Home Construction Insurance (AHCI)

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2-year after-sales service provided by Belford Homes

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# Waters Upton - Plot 4

Standard Specification

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**EPC Rating C (79)**

## Kitchen / Dining

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Integrated washer dryer

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Kitchen extraction

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Pan drawer

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Cutlery draw insert

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Under cabinet LED lighting

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High level TV point (for wall mounted TV) with hard-wired internet point

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Double electric sockets positioned around the room

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French doors fully glazed to rear patio and garden

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Radiator(s) positioned to suit room

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Karndean flooring

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LED ceiling downlights

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### Lounge

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High level TV point (for wall mounted TV) with hard-wired internet point

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Double electric sockets positioned around the room

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Radiator(s) positioned to suit room

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Abingdon Stainfree Twist carpet with luxury underlay

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Pendant light

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### Hall

Contemporary composite main entrance door

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Programmable thermostat

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### Store Cupboard

Consumer board

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Hot water cylinder

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Pendant light

### Master En Suite

600mm vanity unit

Mono basin mixer tap

HiB LED mirror

Wall hung toilet with hidden cistern and soft close seat

Round dual flush plate

1200mm shower with sliding door

Round thermostatic shower column

Toilet paper holder

Robe hook

Floor to ceiling tiling to shower walls

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Porcelain tiled floor

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