

KITCHENS

- Kitchens by Kitchen Contracts.
- Soft close doors and drawers.
- 40mm thick square edge laminate worktops with upstand.
- Stainless steel splashback to hob.
- Single bowl stainless steel sink with single lever tap.
- BOSCH single oven.
- BOSCH ceramic hob.
- Zanussi stainless steel chimney hood extractor.
- Space and connections fridge freezer and washing machine.

PLUMBING AND HEATING

- Vaillant ecoFIT sustain (combination boilers).
- Underfloor heating to ground floor with Heatmiser Neo room stat only.
- Radiators to the first floor with TRV valve (no TRV where room has a thermostat fitted).
- Electric Chrome towel radiators.

ELECTRICAL

- Warm white LED Downlights to kitchen, cloakroom & ensuite.
- Pendant bulbs in all other rooms.
- External light to front and rear of house.
- Chrome sockets with white inserts to kitchen, White electrical fittings elsewhere.
- Power socket with USB in kitchen and principal bedroom.
- TV/VIRGIN/SKY/PHONE/ point to living room.
- TV/PHONE to Bed1, and Study if applicable.
- Virgin media for broadband, phone and TV services. Open reach for fibre, wired for SKY.
- Aerial coiled in attic space.
- 1x electric vehicle charging point per home 32a single phase 230v.

DOORS AND WINDOWS

- Double glazed PVCu windows providing a high level of thermal insulation and reduced heat loss.
- PVCu French doors leading to garden.
- Oak veneer cottage style internal doors with polished chrome handles.

CLOAKROOM, BATHROOM AND EN-SUITES

- Aquaeco Toilets and Bagno Design Basins.
- Back to wall WC pans with dual chrome flush plate.
- Bagno Design Basin with Aquaeco mixer.
- Scudo Basin with vanity included Aquaeco mixer
- Shower head and single handset over bath with glass screen.
- Bagno Design 3 outlet, 3 handle thermostatic valve.
- Shower enclosure to en-suite with shower head and single handset.
- Half height tiles to cloakroom.
- Full height tiling to 3 side of bath, half height elsewhere.
- Full height tiling to shower enclosure, half height elsewhere.
- Tiled floors to family bathroom and en-suite.
- Amtico to cloakroom.

INTERNAL FINISHES

- Ceilings and walls finished in white paint.
- All woodwork finished in white satin paint.
- Timber stairs finished in white satin paint and oak handrails.
- Amtico flooring to Kitchen and entrance hallway.
- Carpet to lounge, bedroom, stairs and upper hallway.

EXTERNAL

- Paved patio area.
- Turf to front garden area.
- External garden tap.
- Rainwater butt to be left in property on handover.
- Compost bins.



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Daggons Road, Alderholt, SP6 3AA