

# WEST LAVANT BARNES



## SPECIFICATION

### KITCHEN

Each kitchen has been individually designed using the Trend Shaker range of quality cabinets from the award winning kitchen design studio, Sylvarna and finished with granite worktops in Bon Accord. Each kitchen will be equipped with an under-mounted Franke stainless steel one and a half bowl sink and Neff appliances including oven, hob, microwave, extractor canopy, integrated dishwasher and integrated fridge/freezer. Under wall unit lighting is a standard feature and the floor is laid with selected tiles from the Porcelanosa range.

### BATHROOMS/SHOWER ROOMS

The bathrooms, en-suites and cloakrooms are fitted with Roca sanitary ware with Hansgrohe chrome taps and shower fittings. Shower screens by Daryl. All sanitaryware is white. Each bathroom/shower room is fitted with a storage cabinet from the exclusive furniture range by Roca. Wall and floor tiles are from the Porcelanosa range.

Heated chrome towel rails are fitted in all bathrooms. Mirrors to all bathrooms, ensuites and cloakrooms.

### DOORS & INTERNAL JOINERY

Internal doors on the ground floor are Cottage Oak and on the first floor Mulberry in white finish, all by Todd Doors.

Skirtings and architraves are V grooved and chamfered.

Staircase has oak handrail, newel posts, balusters and strings.

### IRONMONGERY

All ironmongery is in chrome finish.

## **GENERAL FINISHES**

Internal walls are finished in Dulux Timeless matt emulsion. All skirtings, architraves and first floor doors are finished in Dulux Satin White.

## **ELECTRICAL AND LIGHT FITTINGS**

All switches and sockets are white moulded with the exception of the kitchen where fittings are chrome finish.

Downlights in chrome finish.

Black coach lights are fitted to front and rear elevations with low energy bulkhead lights to bin store, cycle stores and car barns.

## **GENERAL**

Television aerial points are fitted to the living room, kitchen/breakfast room and master bedroom. The living room point includes satellite and FM points alongside a double power point and BT point. All aerial cables are wired to a booster/amplifier and connected to a digital aerial capable of receiving freeview and DAB ready for immediate use.

All necessary wiring for a future alarm system is in place.

## **HEATING**

A Mitsubishi Ecodan Air source heat pump upgrades naturally occurring energy from the air to provide heating and hot water.

Underfloor heating to whole of the ground floor with Stelrad compact style radiators to all first floor rooms.

## **EXTERIOR**

The exterior of the barns are a combination of lime mortar flintwork, bricks and clay plain roof tiles. Driveways and parking areas are finished with shingle.

Purpose made double glazed timber windows. Oak front door has multi-point locking systems, chrome effect handles, letter plate and other fittings.

Each property has an outside tap to the rear elevation.

Unit 1 has two integral parking spaces. Units 2, 3 and 4 have one covered parking space and one open parking space. There is also a secure cycle store and communal bin store.

## **SECURITY AND PEACE OF MIND**

Each home is covered under the Premier Building Guarantee Scheme.