

Seagrass & Driftsand



TOWNCOURT HOMES

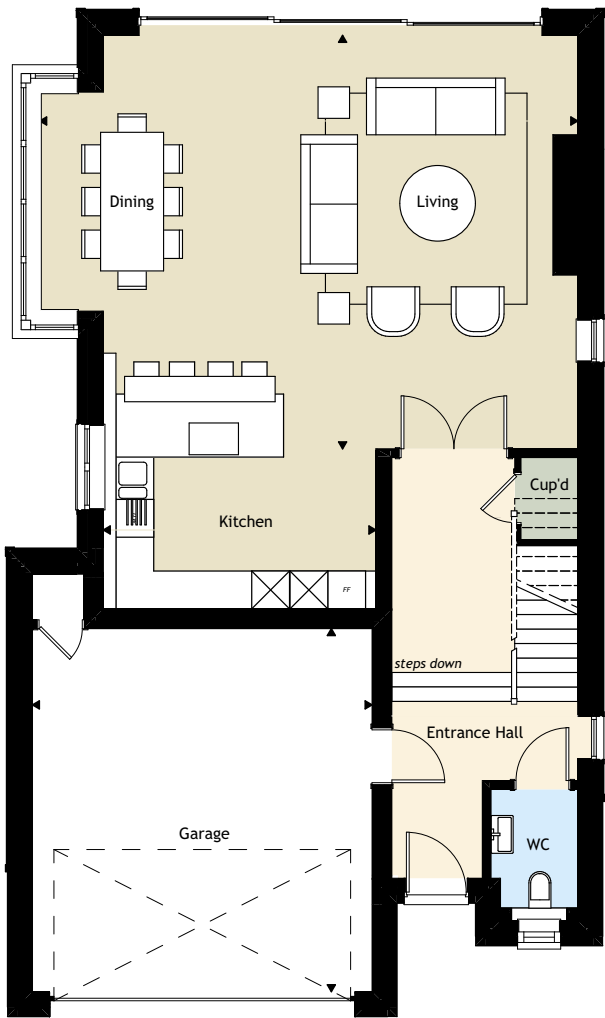
Seagrass



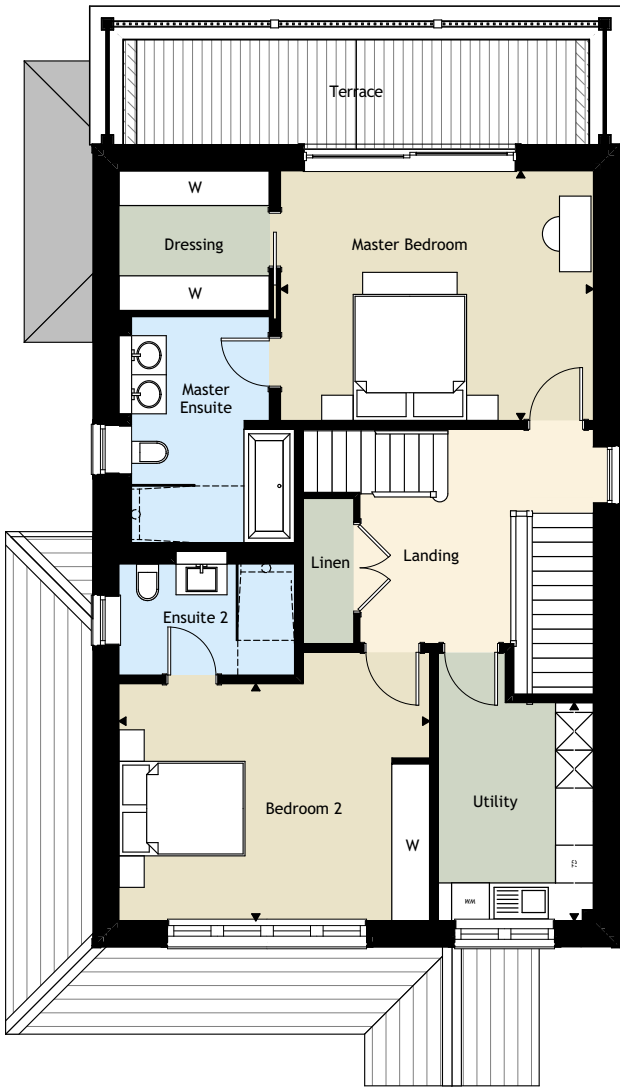
Driftsand



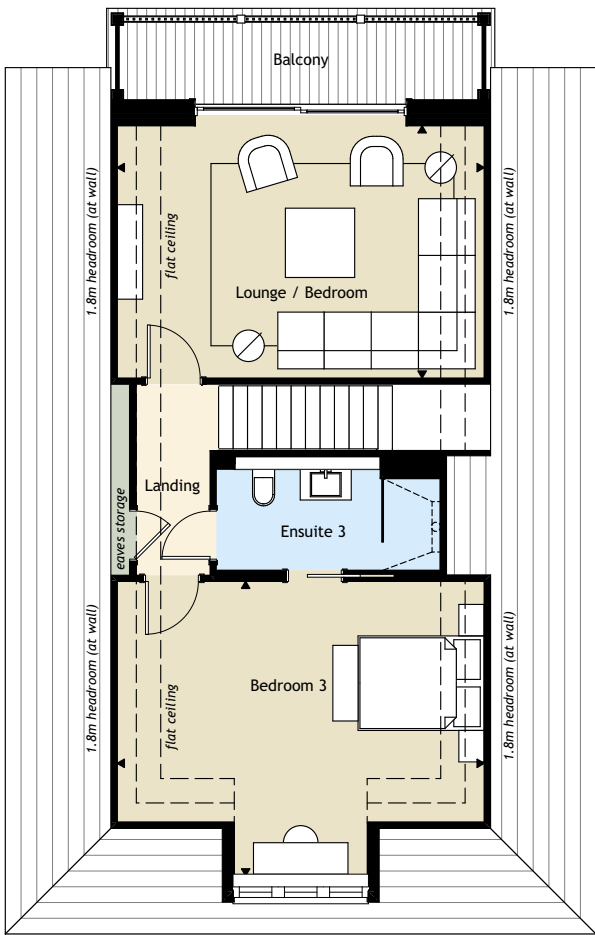
Seagrass



Ground Floor



First Floor



Second Floor

	Metres	Feet & Inches
Dining/Living	8.54 x 6.56	28'0" x 21'6"
Kitchen	4.32 x 2.54	14'2" x 8'4"
Master Bedroom	4.96 x 3.96	16'3" x 12'12"
Bedroom 2	4.93 x 3.76	16'2" x 12'4"
Bedroom 3	5.82 x 4.76	19'1" x 15'7"
Lounge / Bedroom	5.82 x 4.00	19'1" x 13'1"
Utility	3.46 x 2.46	11'4" x 8'1"
Garage	5.76 x 5.39	18'11" x 17'8"

Specification

General

- 'New England' style house featuring natural Purbeck stone, Cape Cod coloured low maintenance weather board, natural slate roof tiles and sliding sash windows
- Contemporary landscape design to featuring grey composite decked terrace, natural granite paving and extensive planting
- 10 Year Premier Guarantee

Finishing Touches

- Split level ground floor creating a vast living area featuring much taller ceilings than would normally be expected
- Full height dark stained oak doors with designer stainless steel furniture throughout
- Large format contemporary tiles to entrance hall, cloakroom, coats cupboard, living room / kitchen / dining area and utility room
- Bespoke staircase with dark stained oak treads and handrail, white painted spindles and LED strip light under each step
- Contemporary gas powered glass fronted fireplace with recessed 55" flat screen TV above
- Fully fitted wardrobes to master and bedroom 2
- Carpets fitted to the landing and all bedrooms
- Under floor gas fired central heating combined with radiators to top floor individually controlled in each room/area
- Fully plastered and tiled garage

Kitchen

- Contemporary designer Leicht kitchen with quartz worktops
- A range of fully integrated appliances including full height fridge, full height freezer, wine cooler, dishwasher and Miele fan assisted oven, microwave/oven combi and induction hob

Bathrooms & En-suites

- Master en-suite bathroom features double basins mounted on a vanity unit
- Bedroom 2 and family bathroom feature a vanity unit with recessed mirror
- Walk in 'wet room' style showers to all en-suite bathrooms with floor to ceiling glass screens
- Wall hung toilets with push button dual flush and concealed cistern throughout
- Contemporary floor and wall tiles
- Bespoke cloakroom furniture

Electrical

- Recessed LED lighting with dimmers to all living rooms
- Wall switched 5 amp lighting points to formal living, dining / family area and all bedrooms
- Satellite, FM and DAB reception provided to all habitable rooms

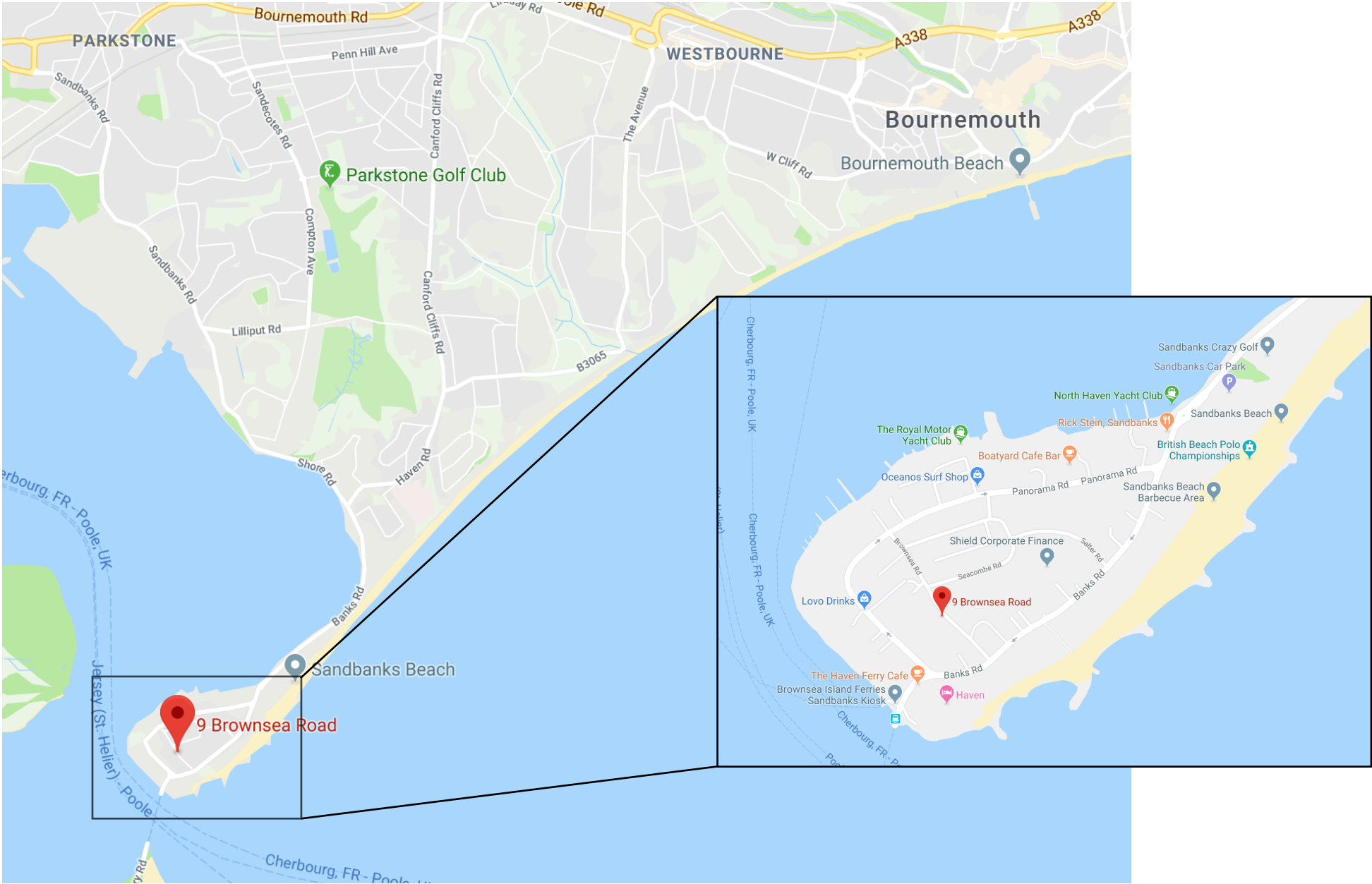
Intelligent Home

- Living / Dining Area / Kitchen and Master bedroom includes in-ceiling speakers connected to a Sonos System
- Supplied with fully expandable rack mounted equipment including a PoE Gigabit network switch, Wireless Access Points with roaming capability and Sonos amplifiers for each of the rooms with in-ceiling speakers
- Recessed Samsung 55" TV
- Heating and Hot Water can be controlled through your iPhone, iPad or other smart device via the supplied Heatmiser Neo network
- Solar panels installed on the roof connected to a large 300 litre twin coil hot water cylinder
- Selected areas pre-wired with Cat5e and Cat6 cabling for future use

Security

- High security locks (multi-point locks) with matched keys to all external doors
- Intruder alarm fitted with the option to link to a 24 hour security monitoring service
- Remote operated up and over double garage door

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Important Note: These details are intended to give a general indication of the proposed development and floor layouts and are believed to be correct at the time of printing. Towncourt Homes reserve the right to make any any changes thought necessary to the development, individual specifications, or floor layouts at any time. The contents of these particulars do not constitute an offer or form any contract or inducement of any such contract. All dimensions scaled from architect's drawings. Final dimensions may vary slightly.

Last updated: 22nd May 2019