

# VETRO

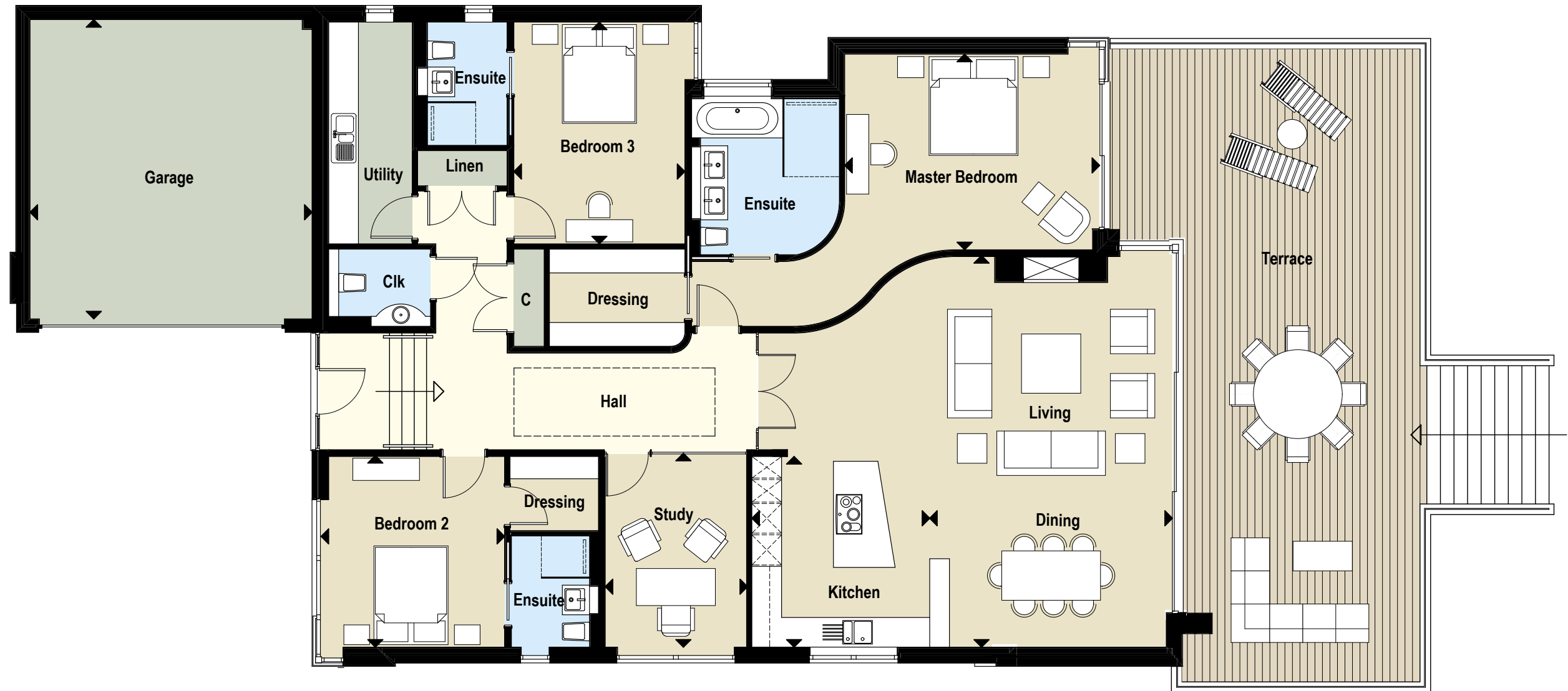
SANDBANKS



TOWNCOURT HOMES



# Floorplan



## Room Schedule

Living / Dining Room	4.91 x 7.93m (16'1" x 26')
Kitchen	3.60 x 3.86m (11'10" x 12'8")
Study	2.88 x 3.92m (9'5" x 12'10")
Master Bedroom	5.15 x 3.96m (16'11" x 13'0")
Bedroom 2	3.71 x 3.86m (12'2" x 12'8")
Bedroom 3	3.46 x 4.49m (11'4" x 14'9")
Garage	5.71 x 6.06m (18'9" x 19'11")



# Specification

## General

- Spacious open plan internal design with high ceilings and outstanding elevated views over Poole Harbour and Brownsea Island
- External facades incorporate Roman bricks with 'soft white' render and powder coated aluminium fascias
- Substantial terraces with frameless glass balustrade
- Comprehensive landscaping plan with generous planting, combined with high quality materials, including Timbertech low maintenance decking and natural granite paving
- Plentiful storage throughout, including large storage area below terraces
- 20 Year roof guarantee
- 10 Year Premier warranty

## Finishing Touches

- Contemporary Dru 3 sided glass gas 'hole in the wall' fireplace to living room
- Oversized walnut veneer doors throughout
- Fully fitted walnut veneered wardrobes to master bedroom and bedroom 2
- Limestone flooring to the hallway, cloakroom, living room, dining and kitchen
- Grey stained engineered oak flooring to study
- Fitted carpet to bedrooms
- Under floor gas fired central heating individually controlled in each room/area
- Fully plastered Garage with tiled floor

## Kitchen

- Stylish handleless white Leicht kitchen designed to create a seamless uniform look
- Fully integrated Gaggenau appliances including vario fridge/freezer with ice-maker and drinks dispenser; vario full height wine cooler; fan assisted oven, microwave/oven combi and wide induction hob, and a dishwasher
- Flush white glass ceiling extractor
- Corian worktop

## Bathrooms & En-suites

- Fitted with bespoke furniture made from stained walnut combined with mirrored cabinets and designer Catalano sanitary ware
- Walk in 'wet room' style shower to all en-suites
- All bathrooms finished with honed limestone wall and floor tiles
- Cloakroom to feature bespoke furniture made from stained walnut

## Electrical

- Recessed LED downlights and wall switched 2 amp lighting points throughout
- Scene based lighting throughout with Lutron HomeWorks
- Full expandable AMX based multi room audio visual system with the following pre-configured features:
  - In ceiling speakers and in wall integrated touch panel to the living room, study and master bedroom
  - Supplied with rack mounted equipment including an FM tuner and iPod dock
  - Pre-programmed to operate lighting, music, gas fire, electric gates and garage door from any in wall touch panel or any smart phone
- BT telephone points, Satellite, FM/DAB reception provided throughout
- Pre-wired with Cat5e and Cat6 for future use

## Security

- High Security locks with matched keys to all external doors
- Audio visual door entry system from gates
- Intruder alarm fitted with the option to link to a 24 hour security monitoring service
- Remote operated gates and 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: 7th Jun 2019