

# VIRIDI

## 1 & 2 Dornie Road

Two architectural homes with views towards Parkstone Golf course



TOWNCOURT HOMES

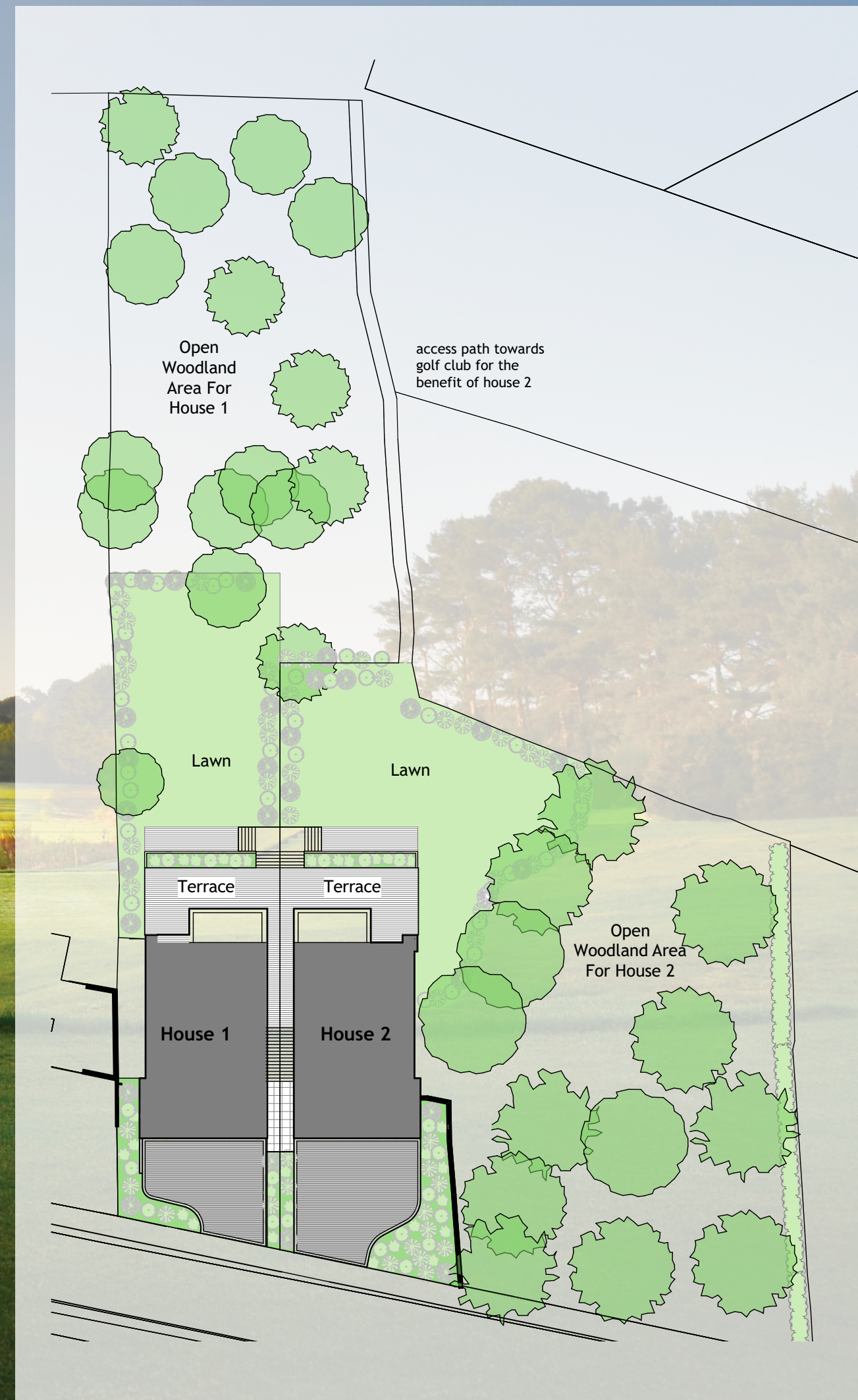






# Location & Site Plan

Located in an exclusive area of Canford Cliffs with great views of the 11th green at Parkstone Golf course and easy access to the village, the beaches or the harbour



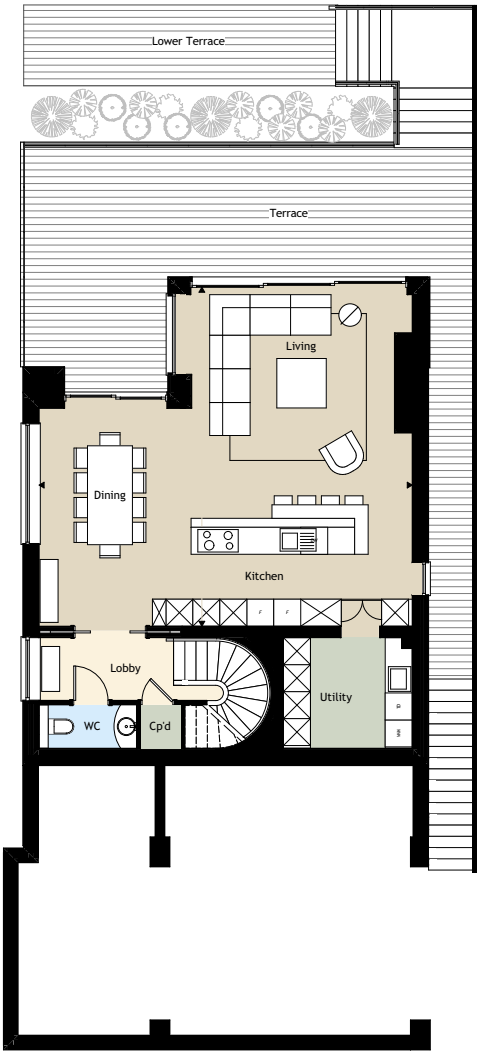


House 1

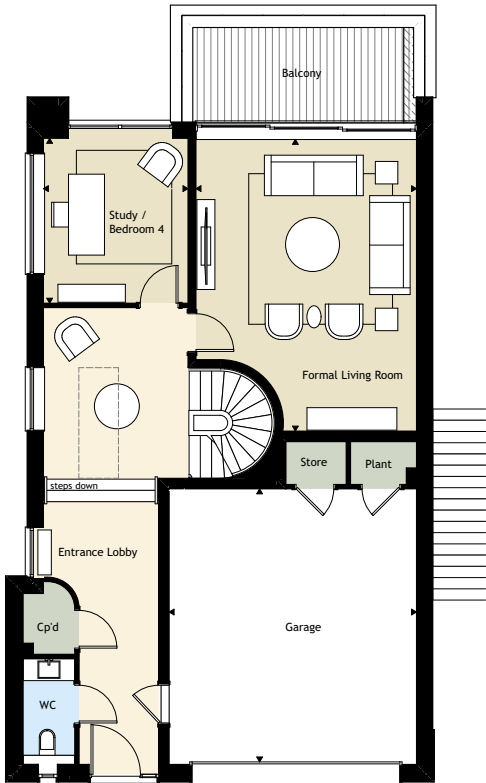


House 1 - Room Schedule

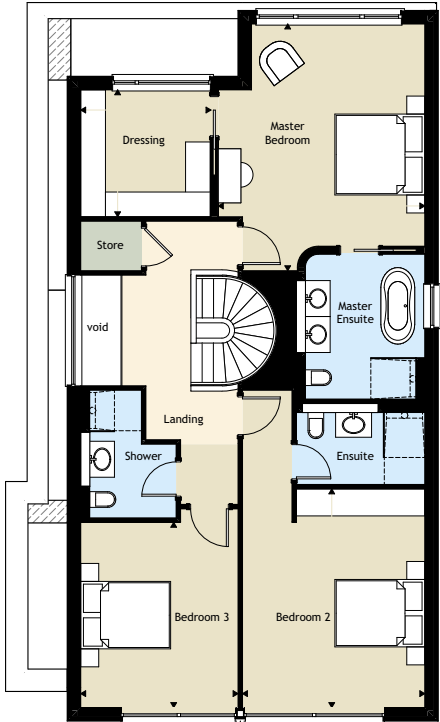
	Metres	Feet & Inches
Dining/Living/Kitchen	8.30 x 7.53	27'3" x 24'8"
Formal Living Room	4.90 x 6.48	16'1" x 21'3"
Study / Bedroom 4	3.21 x 3.66	10'6" x 12'0"
Master Bedroom	4.59 x 5.48	15'1" x 17'12"
Dressing	2.90 x 2.82	9'6" x 9'3"
Bedroom 2	4.05 x 4.86	13'3" x 15'11"
Bedroom 3	3.50 x 4.11	11'6" x 13'6"
Garage	5.50 x 6.07	18'1" x 19'11"



Lower Ground



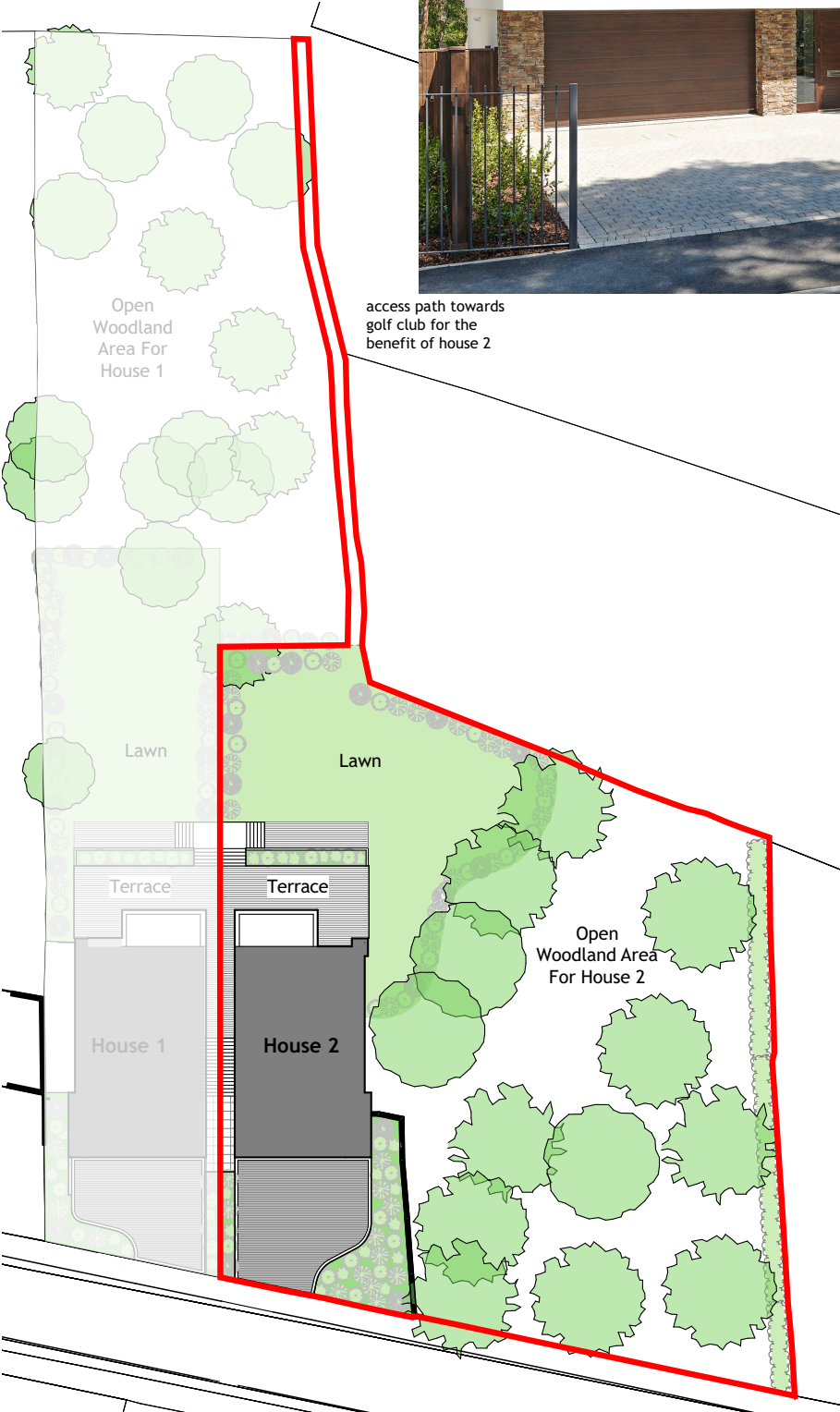
Ground Floor



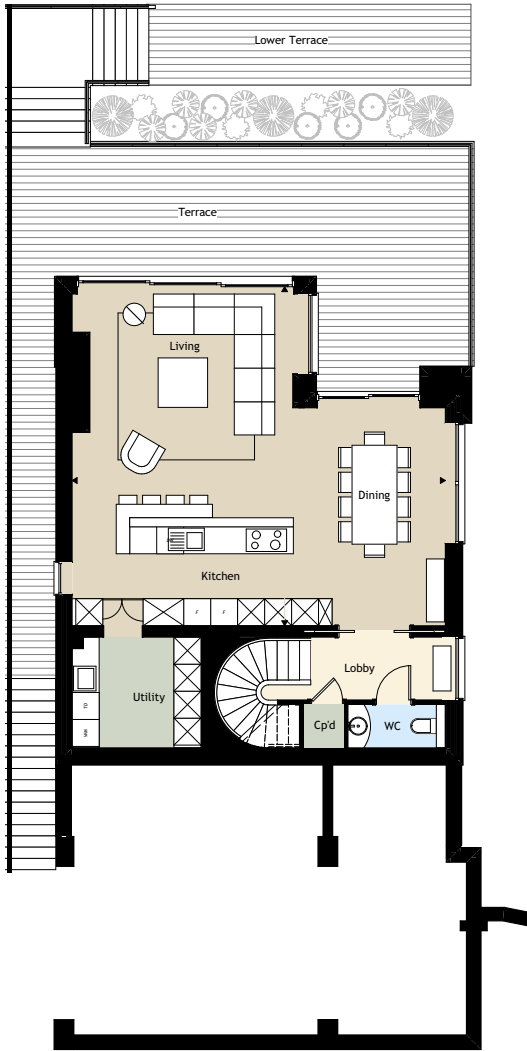
First Floor



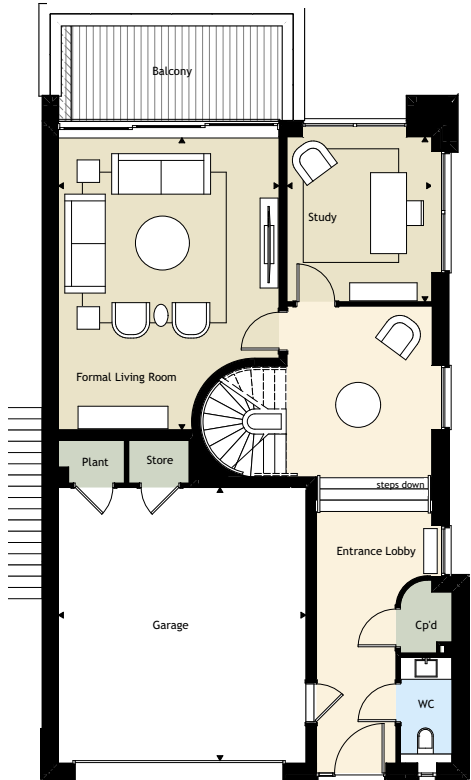
House 2



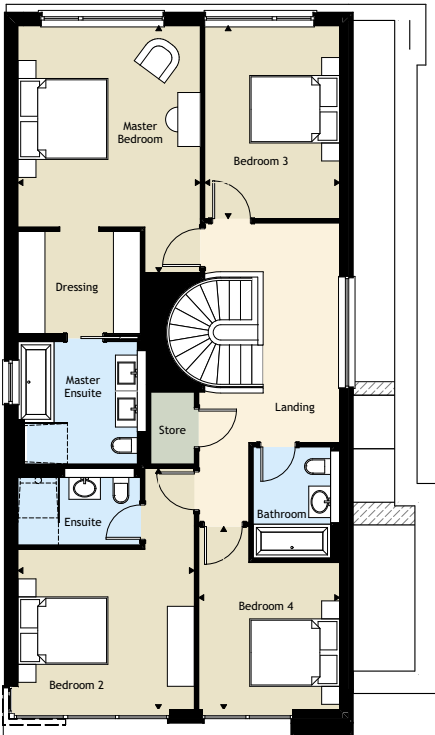
	Metres	Feet & Inches
Dining/Living/Kitchen	8.30 x 7.53	27'3" x 24'8"
Formal Living Room	4.90 x 6.48	16'1" x 21'3"
Study	3.21 x 3.66	10'6" x 12'0"
Master Bedroom	4.05 x 5.48	13'3" x 17'12"
Bedroom 2	3.92 x 5.36	12'10" x 17'7"
Bedroom 3	3.00 x 4.28	9'10" x 14'1"
Bedroom 4	3.13 x 4.06	10'3" x 13'4"
Garage	5.50 x 6.07	18'1" x 19'11"



Lower Ground



Ground Floor



First Floor



# Specification

## General

- Contemporary external architecture incorporating white render with multi stone cladding and dark grey aluminium fascias, soffits and windows
- Large expanses of floor to ceiling glass creating an abundance of natural light
- Contemporary landscape design to featuring grey composite decked terrace and extensive planting
- 10 Year Premier Guarantee

## Finishing Touches

- Full height dark stained oak doors with designer stainless steel furniture throughout
- Contemporary large format porcelain tiles to entrance lobby, cloakroom, coats cupboard and all areas in the lower ground floor
- Formal Living to receive stained oak flooring
- Bespoke staircases. Lower staircase formed from dark stained oak treads with LED strip light under each tread. Upper staircase to be carpeted.
- 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 upper staircase, first floor landing, study and all bedrooms
- Under floor gas fired central heating individually controlled in each room/area
- Garage to be fully plastered with tiled floor

## Kitchen

- Contemporary designer kitchen incorporating a substantial feature island unit
- Feature dropped ceiling canopy with LED lighting situated over the island unit
- A range of fully integrated appliances including full height fridge, full height freezer, wine cooler, dishwasher and Gaggenau fan assisted oven, microwave/ oven combi, plate warmer and wide induction hob

## Bathrooms & En-suites

- Master en-suite bathroom to feature double basins mounted on a dark stained oak vanity unit with bespoke porcelain vanity top
- Bedroom 2 and family bathroom to feature 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 cloakrooms

## 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

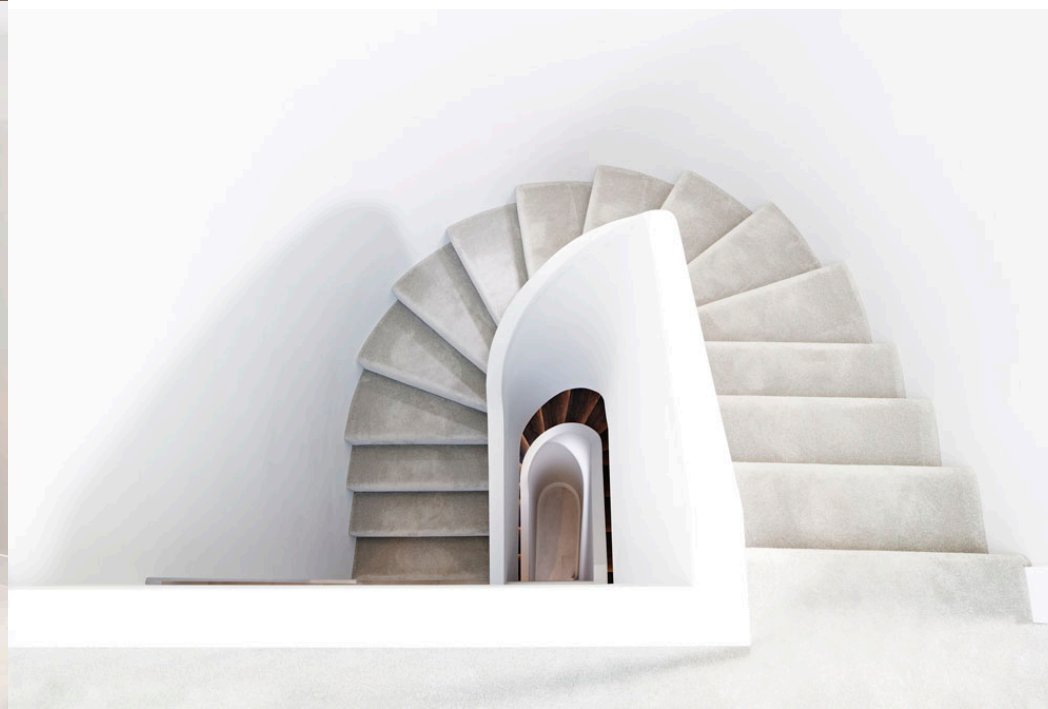
## Intelligent Home

- Formal Living, Family Area and Master bedroom to feature in-ceiling speakers connected to a Sonos System
- Supplied with fully expandable rack mounted equipment including a PoE Gigabit network switch, 3 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











2 Dornie Road, Canford Cliffs, Poole, BH13 7NL



Towncourt Homes Ltd  
Unit 1 Branksome Business Park, Bourne Valley Road, Poole, BH12 1DW  
Tel: 01202 761800 Email: [sales@towncourt.co.uk](mailto:sales@towncourt.co.uk)

[www.towncourt.co.uk](http://www.towncourt.co.uk)  
[www.facebook.com/towncourt](https://www.facebook.com/towncourt)

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: 11th Jun 2019