

General

Concept, interior and specification by Portabella. 16 three-storey houses in secluded courtyard setting, off a private road.

Two dedicated parking spaces per plot plus cycle storage.

One year customer care warranty from Portabella.

Complete 10 year new home warranty provided by Building Life Plan (BLP)

External

Mix of brick and stone elevations with tiled roofs.

Landscaped front garden.

Front porch light.

Rear gardens laid to lawn with fenced enclosure and paved patio.

Rear garden lights.

Outside cold water tap in rear garden.

External power point to rear garden.

Kitchen

Shaker style kitchen with a choice of four matt colours – light blue, dark blue, light grey and dark grey (choice subject to build programme).

Design to include square edge posts to islands, feature end panels and square cornice.

Satin stainless steel knobs and square-edge cup handles.

Composite stone worktops.

Antique, silver vein, glass splashbacks.

Cabinet lighting to underside of wall cupboards.

Integrated Bosch appliances to include fridge, freezer, two single ovens, dishwasher, 80cm induction hob and extractor fan.

Caple 60cm wine cooler.

Caple stainless steel 1.5 bowl sink.

Quooker stainless steel instant hot water tap.

Bathrooms

Portabella designed bathrooms using Roca and Laufen sanitaryware.

Selection of tiles with complementary wall colour.

IVC luxury vinyl tile flooring.

Feature mirror to all WCs and bathrooms

Feature wall lights to WCs and master en-suites.

Purmo Pearl white heated towel rails - dual heat to master en-suite.

Rain shower heads and thermostatic controls.

Oversized shower trays with fixed screen or sliding door dependent on plot

Square edge bath screens.

Electrical & Security

Pendant light fitting to lounge, hallway, kitchen island, dining area and bedrooms.

Recessed ceiling spotlights in all other areas.

5 amp lamp sockets to lounge and two principal bedrooms.

Shaver sockets to bathrooms.

Premspec decorative curved sockets and switches in stainless steel - USB sockets in lounge, kitchen and master bedroom.

Lounge to feature media plate with provision for SKY TV

Hyperoptic superfast fibre broadband.

Hard wired wifi extender.

Nest CCTV security camera.

Nest video doorbell.

Mains wired smoke alarm.

Telephone sockets in sitting rooms and master bedroom.

Heating & Laundry

Gas central heating, conventional boiler with pressurised hot water cylinder.

Nest smart thermostat.

Barlo Adagio column radiators.

Heated towel rails to bathrooms.

Laundry cupboard plumbed for automatic washing machine.

Fixtures, Fittings & Finishes

uPVC double glazed windows, aluminium double glazed sliding doors to kitchens.

Composite front door.

IVC luxury vinyl tile laid in herringbone throughout ground floor, two colour options.

Egg mould 4 inch architrave.

Egg mould 8 inch skirting.

Woodwork painted in eggshell, Dulux off-white.

Walls and ceilings painted in matt vinyl, Dulux off-white.

Feature wall panelling to staircase on ground floor painted in matt vinyl, Dulux off-white.

Staircase design, square edge treads, newels and spindles.

Staircase treads painted Dulux dark grey, risers in Dulux off-white.

Staircase handrail also in dark grey and off-white.

Premdor 5 panel moulded internal doors painted in Dulux dark grey.

Zoo hardware Milan lever door handle in polished chrome and satin stainless steel.

Chrome thumb turn lock to WC and bathroom doors.

