

General

Concept, interior and specification by Portabella.
Two coach house style lofts in secluded courtyard setting, off a private road.
One undercroft parking space plus cycle storage.
One year defect warranty from Portabella.
Complete 10 year new home warranty provided by Building Life Plan (BLP).

External

Mix of brick and stone elevations with wood panelling and tiled roofs.
Front porch light.

Kitchen

Handleless German kitchen in two-tone.
Silestone worktops ion matt black finish.
Caple stainless steel sink & tap.
Integrated Bosch appliances to include fridge, freezer, single oven, dishwasher, 80cm induction hob and extractor fan.
Caple 60cm wine cooler.
Quooker stainless steel instant hot water tap.

Bathrooms

Portabella designed bathrooms using Roca and Laufen sanitaryware
Gloss white wall tile with white grout.
Feature wall colour in Dulux dark grey.
IVC luxury vinyl tile flooring.
Feature mirror and wall storage.
Premspec Ascot vertical towel rail in white.
Rain shower heads with thermostatic controls.
Oversized shower tray with sliding door.
Square edge bath screens.

Electrical & Security

Pendant light fitting to lounge and bedrooms.
Recessed ceiling spotlights in all other areas.
Shaver sockets to bathrooms.
Premspec white sockets and switches, satin finish in kitchen.
Lounge to feature media plate with provision for SKY TV.
Hyperoptic superfast fibre broadband.
Mains wired smoke alarm.
Nest doorbell.
Telephone sockets in living room and master bedroom.

Heating & Laundry

Gas central heating with combination boiler.
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.
Timber front door.
IVC luxury vinyl tile in two colour options (bedrooms excluded).
Pencil mould 2 inch architrave.
Pencil mould 4 inch skirting.
Woodwork painted in eggshell, Dulux off-white.
Walls and ceilings painted in matt vinyl, Dulux off-white.
Premdor horizontal 4 line moulded internal doors painted in Dulux dark grey.
Zoo hardware Milan lever door handle in polished chrome and black aluminium.
Chrome thumb turn lock to WC and bathroom doors.

