



CROFTON HOUSE





An exclusive 4 bedroom detached home,
Finished to the highest specification



Kitchen

- Contemporary handle-less, matt charcoal and concrete affect doors
- Grey oak cupboards
- 1.5 Under-counter sink white, quartz counter tops
- Under wall unit LED lighting spot lights to plinth
- Multi gang switches for appliances in cupboard
- Eye level single oven
- High level Microwave
- 5 Ring induction hob
- In cupboard extractor hood
- Integrated 50/50 split fridge/freezer
- Integrated full size dishwasher
- Integrated Washing Machine

Internal Finishes

- Walls and ceilings Dulux pure brilliant white
- Skirtings, architraves, doors: pure brilliant white
- Staircase: oak posts and hand rails, finished with Glass
- Contemporary matt black ironmongery
- Dark grey carpets to bedrooms and stairs
- Herringbone style wood flooring to ground floor
- Mirror cabinets to bathroom and en-suite
- Storage niches to bathroom and en-suite
- Contemporary matt black ironmongery
- Contemporary feature lighting to front room/office

Connectivity

- Main telephone point to front room
- All rooms with hard-wiring for TV's

Heating

- Underfloor heating to ground floor (zone controlled)
- Radiators in each bedroom
- Towel rail in bathroom and en-suite

Room sizes

Lounge	5.2m x 3.1m 17ft x 10.2ft
Toilet	1.4m x 1.2 4.6ft x 3.9ft
Cupboard	0.6m x 1.2m 1.9ft x 3.9ft
Kitchen/Dinner	5.1m x 6.3m 16.7ft x 20.7ft
Downstairs Hall	5.2m x 1.7m 17ft x 5.6ft
Bedroom 1	4m x 3.3m 13ft x 10.8ft
Bedroom 2	3.5m x 2.9m 11.5ft x 19.5ft
Bedroom 3	3m x 2.5m 9.8ft x 8.2ft
Bedroom 4	3.1 x 2m 10.2ft x 6.6ft

Electrical

- Matt black sockets and switches
- Low energy fire rated down lights throughout
- Ceiling mounted monoxide, heat and smoke alarms
- USB C sockets to bedrooms, lounge and kitchen
- Chandelier above stair case
- Security lighting to front, back and side
- Wall lighting to perimeter of building
- Spot lights to back garden
- Soffit spot lights in decked area
- RCBO consumer unit

Bathrooms, En-Suites and Toilets

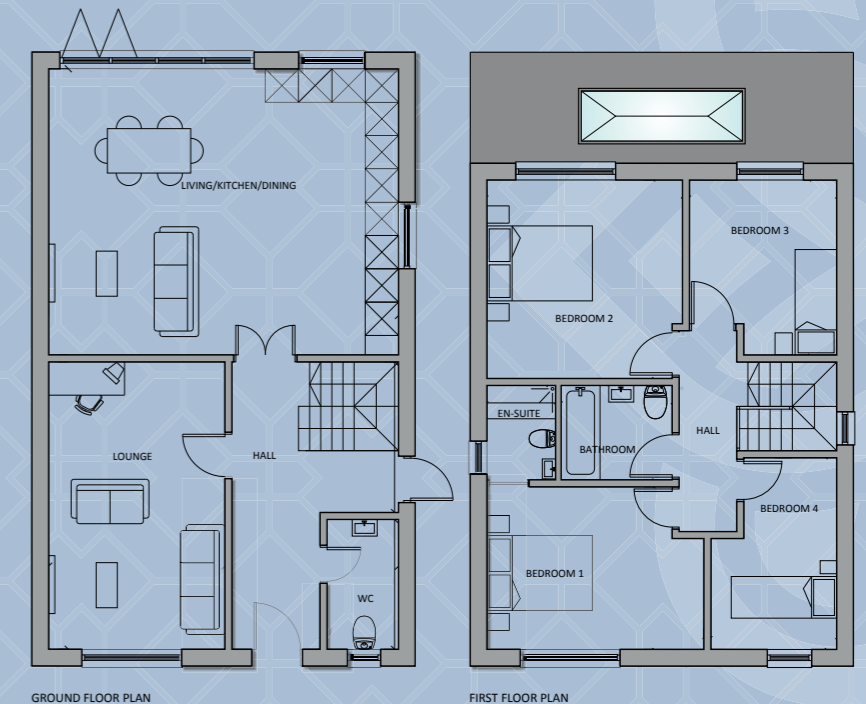
- Contemporary white sanitary-ware with matt black brass-ware
- White marble effect tiles to floors and walls
- Black textured tile to feature areas
- Half height white marble effect tiling to toilet
- Soft-close toilet seats
- Concealed toilet units to bathroom and toilet
- LED mirror cabinets with shaver sockets to bathroom and en-suite

External Details

- UPVC windows with Georgian style bars in glass
- Contemporary anthracite front door
- Side path paved with buff Indian sandstone
- Level access, contemporary grey composite decking to rear garden with grass
- Front drive paved in charcoal block paver
- External socket to rear garden
- Tiled roof canopy above front door
- Taps to rear and side of house
- Planting to side and front of property
- Contemporary bike store

General

- 10 year new home warranty



CROFTON HOUSE

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£975,000



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