

Jardin de la Cachette - Specification

Kitchen/Breakfast/Family Room

- Luxury fitted kitchen with granite or solid surface worktops and upstands with feature under-pelmet lighting.
- 1½ bowl under-mounted stainless-steel sink with professional chrome mixer tap.
- A full range of built-in appliances including a stainless-steel double oven, with integrated microwave oven, integrated fridge/freezer, dishwasher and wine cooler.
- Hob, extractor hood and stainless steel splash-back.
- Ceramic floor tiles in the kitchen and entrance hall.

House Bathroom

- Ceramic floor and wall tiles, including a feature wall.
- White Roca sanitary ware with chrome fittings.
- Contemporary fitted Roca vanity furniture with LED illuminated mirror cabinet.
- Thermostatic controlled mixer to bath and showers.

Cloakroom

- Ceramic wall & floor tiles, including a feature wall.
- White Roca sanitary ware with chrome fittings.
- Contemporary fitted Roca vanity furniture.

Master Ensuite

- Ceramic floor and wall tiles, including a feature wall.
- White Roca sanitary ware with chrome fittings.
- Contemporary fitted Roca vanity furniture with LED illuminated mirror cabinet.
- Thermostatic controlled mixer to bath and showers.

External

- Lawned and landscaped rear garden with patio.
- Landscaped planting to front.
- Single garage with sink and utility area.
- Block paving to driveway and parking spaces.
- Bin store.

Heating & Water

- Electric under floor heating (low-tariff E20).
- Electric heated chrome towel rails to all bathrooms, ensuites, and cloakroom
- External water tap to rear patio.

Electrical

- LED down lights to all rooms except bedrooms.
- Pendant light to bedrooms.
- Integrated sockets throughout (white in cupboards and garage).
- Integrated chrome shaver sockets to bathrooms and ensuites.
- 2 x double socket and fluorescent light in the garage.
- Wiring for satellite (Sky+), data and TV to lounge/dining room, kitchen and all bedrooms.
- Mains-operated smoke alarms.
- Cupboards have auto light switches.
- Switched low-energy lighting to entrance door and switched wall lights to patios.
- External RCD socket, rear patio.
- External energy saving LED lights.

Finishes

- Steel front door.
- Timber double-glazed windows, bi-fold doors and frames with hardwood cills finished internally/externally to coastal specification.
- Internal walls generally in matt emulsion except in kitchen and cloakroom.
- Plain ceilings finished in white matt emulsion.

Doors & Woodwork

- Oak veneered internal doors.
- Chrome brushed internal door furniture.
- Newel posts, handrails and spindles in polished oak, all other timber softwood.
Bottom treads in oak.
- Oak carpet pieces to all internal doors.
- Fitted wardrobes to master bedroom and ensuite bedroom.
- Internal woodwork painted in white satin finish.

Note: The opportunity to custom-fit certain areas of your home is available, dependant on the stage of construction at the time.

The above should only be taken as a guide to the final specification and Antler Homes retains the right to alter the specification as required.