



COURT CLOSE, KINETON

Sales

Specification—3-bed Bungalow

Windows and Doors

- Ivory grain effect UPVC double-glazed casement windows & French doors with 3-point locking
- Black UPVC front entrance door with 3-point locking

Heating & Plumbing

- Gas fired combination boiler for heating and hot water (LPG district gas)
- Underfloor heating throughout
- Plumbing for washing machine and tumble drier
- White sanitary ware, chrome bathroom fittings, mains supply thermostatic shower, glass screens to shower enclosures and over baths
- Outside tap

Electrics

- LED down-lighting to kitchen, bathroom and en suite
- Low-energy pendant light fittings hall, living room and bedrooms
- White light switches and sockets
- Shaver / Toothbrush socket in bathroom and en suite
- TV aerial points to Kitchen, living room and bedrooms
- BT master socket to living room
- Intruder alarm cabling provision
- Mains operated smoke/heat detectors
- Front door bell
- Outside lights to entrance door, rear of property and carport
- Outside power socket
- Electric car charging point (for properties with a carport)
- 2 x solar PV panels

Kitchen

- Fitted kitchen with stainless steel appliances comprising electric oven, electric hob, extractor hood, integrated dishwasher and integrated fridge/freezer
- Space for free-standing washing machine and tumble drier
- Laminate worktops and upstands

Internal Finishes

- Pre-finish oak internal doors with satin chrome ironmongery
- Ceramic floor tiling to kitchen
- Tiled floors and part-tiled walls to bathroom and en-suite
- Matt emulsion paint finish to walls and ceilings
- Satin wood paint finish to woodwork

Outside

- Patio area to rear
- Timber fencing to garden boundaries
- Planting and turf to front garden areas
- Rear/side garden areas prepared for seeding or turfing