



COURT CLOSE, KINETON

Sales

Specification–3-bed House

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 to ground floor with radiators to first floor
- Plumbing for washing machine and tumble drier in utility room
- 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 hall, kitchen, cloakroom, 1st floor landing, bathroom and en suite
- Low-energy pendant light fittings to utility, living room, bedrooms and walk-in wardrobe
- 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 to 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
- Laminate worktops and upstands

Utility

- Laminate worktop with space below for washing machine and tumble drier

Internal Finishes

- Pre-finish oak internal doors with satin chrome ironmongery
- Ceramic floor tiling to kitchen and utility
- Ceramic tiled floors and part-tiled walls to bathroom, en-suite and cloak room
- 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