

The Aston - Plot 15

Standard Specification

£594,950



Plot 15, The Mynd, Norton-in-Hales, Market Drayton, TF9 4FF

Kitchen / Breakfast / Family
Underfloor heating with zonal thermostat
Fully fitted German contemporary kitchen includes:
Coordinating worktop & upstands
Integrated full-size dishwasher
Integrated full-size fridge
Integrated full-size freezer
Integrated single oven
Integrated microwave oven
Integrated induction hob
Kitchen extraction
Kitchen LED lighting
Franke 3-in-1 Hot Water Boiling Tap
Double electric sockets positioned around the room
High-level wall TV point
Large aluminium bi-fold doors leading to the rear patios & garden
Karndean flooring
LED ceiling downlights
Utility
Underfloor heating with zonal thermostat
Fully fitted German contemporary utility includes:
Kitchen matching, base units & worktop with upstand
Sink
Broom, vacuum cleaner and ironing board storage
Washing machine
Condensing dryer
Double electric sockets positioned around the room
Karndean flooring
LED ceiling downlights
WC
Underfloor heating
Vitra wall-hung toilet with hidden cistern and soft-close seat
Vitra Loop T anti-fingerprint dual flush plate
Wall-mounted countertop shelf with Vitra countertop washbasin
Vado Altitude wall-mounted washbasin mixer
Vado Kovera toilet paper holder
Vado Kovera towel ring
Vado Kovera coat hook
Feature tiled basin wall, floor to ceiling
Feature tiled toilet wall, floor to ceiling

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WC continued...

Karndean flooring
 LED ceiling theme lights over the basin area
 LED ceiling downlights

Plant Room

Underfloor heating
 Area for coats, shoes and boots
 Hot water cylinder store
 Wall-mounted gas boiler
 Electrical consumer board
 u-PVC external door, clear glazed to emit natural daylight
 Karndean flooring
 LED ceiling downlights

Dining Room

Underfloor heating with zonal thermostat
 Double electric sockets positioned around the room
 Wall lights option to any/all walls
 Karndean flooring or carpet with underlay
 Pendant light

Study

Underfloor heating with zonal thermostat
 Double electric sockets positioned around the room
 High-level wall TV point (for wall-mounted TV)
 Carpet with underlay
 Pendant light

Store (under stairs)

Karndean flooring
 LED ceiling downlight

Lounge

Underfloor heating with zonal thermostat
 Feature wall with large modern gas inset fire and inset high-level TV recess
 Feature wall shelving
 Master TV point including BT, satellite and RF face plates and two double sockets
 Double electric sockets positioned around the room
 Wall lights on feature and back wall
 Carpet with underlay
 Double pendant light

Hall

Underfloor heating with zonal thermostat
 Two LED theme lights over main entrance
 Composite, main entrance door centrally positioned between matching sidelights clear glazed to emit natural light
 His & Hers' coat & shoe cupboards located both sides of the entrance

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Hall continued...

Karndean flooring

Barrier mat at entrance

LED ceiling downlights

Hall Stairs & First Floor Landing

Beautiful staircase hand painted in Purbeck Stone with fully glazed balustrades

Glass balustrade landing

First floor programmable heating thermostat with mobile function

Electric sockets positioned around the landing

Carpet with underlay

Mixture of pendant and ceiling downlights

Stairs & Second Floor Landing

Beautiful staircase hand painted in Purbeck Stone with fully glazed balustrades

Second floor programmable heating thermostat with mobile function

Electric double socket

Door to the roof void

Carpet with underlay

LED ceiling downlights

Master Bedroom

Gas inset fire

Double 'bedside' electric sockets

Double electric sockets positioned around the room

High-level wall TV point (for wall-mounted TV)

Wall lights, bed wall

Carpet with underlay

LED ceiling downlights

Dressing Room

Built-in open plan wardrobes by Gooding Group

Carpet with underlay

Strategically positioned LED ceiling downlights

Master En-suite

Vitra wall-hung toilet with hidden cistern and soft-close seat

Vitra Loop T anti-fingerprint dual flush plate

1600mm wall-hung double vanity unit with 'his and her' washbasins

Vado Kovera mono basin mixer tap to both washbasins

Full sink wall vanity mirror

Double shaver socket / toothbrush charger

Walk-in shower with glass panel (2200mm)

Vado Sky square ceiling mounted shower rain head (350mm)

Vado Notion DX 2 outlet valve & Vado Mix2 handset with hose & bracket

Vado Kovera toilet paper holder

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Master En-suite continued...

Vado Kovera robe hook
Tiling: all walls floor to ceiling
Ceramic tile flooring
Chrome towel radiator (1400 x 500)
Separated LED theme lights over shower area
Separated LED theme lights over both wash basins
LED ceiling downlights

Bathroom

Vitra wall-hung toilet with hidden cistern and soft-close seat
Vitra Loop T anti-fingerprint dual flush plate
Vitra S20 600mm wall-mounted washbasin, half pedestal
Vado Photon washbasin mixer tap
Full sink wall vanity mirror
Shaver socket / toothbrush charger
Back to the wall freestanding feature bath (1700 x 800)
Feature bath wall with tiled bath shelf and LED 'up lights'
Vado Photon bath filler positioned central of the bath feature wall
Vado Kovera toilet paper holder
Vado Kovera robe hook
Tiling: all walls half height
Ceramic tile flooring
Chrome towel radiator (1400 x 500)
LED up lights in bath shelf
LED theme lights over bath
LED ceiling downlights

Bedroom 2

Triple sliding door built-in wardrobes by Gooding Group with LED downlights
Double 'bedside' electric sockets
Double electric sockets positioned around the room
High-level wall TV point (for wall-mounted TV)
Carpet with underlay
Pendant light
LED ceiling downlights

Bed 2 En-suite

Vitra wall-hung toilet with hidden cistern and soft-close seat
Vitra Loop T anti-fingerprint dual flush plate
Vitra 600mm wall-hung washbasin vanity unit in high gloss white
Vado Ion mono washbasin mixer tap
Full sink wall vanity mirror
Shaver socket / toothbrush charger

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Bed 2 En-suite continued...

1200 x 800 shower with low profile tray
Vado Aquablade 300mm round slimline head + arm, wall-mounted
Vado Tablet 2 outlet concealed thermostatic valve all-flow, vertical back plate
Vado Kovera toilet paper holder
Vado Kovera robe hook
Tiling: shower walls, main sink wall
Ceramic tile flooring
Chrome towel radiator (1400 x 500)
LED theme lights over sink area
LED ceiling downlights

Bedroom 3

Triple sliding door built-in wardrobes by Gooding Group with LED downlights
Double 'bedside' electric sockets
Double electric sockets positioned around the room
High-level wall TV point (for wall-mounted TV)
Carpet with underlay
Pendant light
LED ceiling downlights

Bed 3 En-suite

Vitra wall-hung toilet with hidden cistern and soft-close seat
Vitra Loop T anti-fingerprint dual flush plate
Vitra S20 500mm wall-mounted washbasin, half pedestal
Vado Ascent mono washbasin mixer tap
Full sink wall vanity mirror
Shaver socket / toothbrush charger
Shower (1200 x 800)
Vado Aquablade 300mm round slimline head + arm, wall-mounted
Vado Tablet 2 outlet concealed thermostatic valve all-flow vertical back plate
Vado Kovera toilet paper holder
Vado Kovera robe hook
Tiling: shower walls, main sink wall
Ceramic tile flooring
Chrome towel radiator (1400 x 500)
LED theme lights over sink area
LED ceiling downlights

Bedroom 4 / Study

Double electric sockets positioned around the room
Low level TV point
Carpet with underlay
Pendant light

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A/C
Slotted airing shelves to both sides
LED ceiling downlights
Carpet with underlay
Bedroom 5
Four, Velux roof lights for natural light and ventilation
Double 'bedside' electric sockets
Double electric sockets positioned around the room
Low level TV point
Carpet with underlay
LED ceiling downlights
Bed 5 En-suite
Vitra wall-hung toilet with hidden cistern and soft-close seat
Vitra Loop T anti-fingerprint dual flush plate
Vitra 600mm wall-hung washbasin vanity unit in high gloss white
Vado Ion mono washbasin mixer tap
Full sink wall vanity mirror
Shaver socket / toothbrush charger
Shower with low profile tray (1500 x 800)
Vado Strata thermostatic shower column
Vado Kovera toilet paper holder
Vado Kovera robe hook
Tiling: shower walls, main sink wall
Ceramic tile flooring
Chrome towel radiator (1400 x 500)
LED theme lights over sink area
LED ceiling downlights
Living Area / Bed 6
Four, Velux roof lights for natural light and ventilation
Double electric sockets positioned around the room
High-level TV point
Carpet with underlay
LED ceiling downlights
Roof Void
Pendant lights
Light switch

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Garage
LED 50w strip light x 2
Double electric sockets x 3
Electric, remote control garage door
Composite, garage pedestrian door
Concrete floor
External
Private access drive using Marshalls Driveline Nova Coarse in Pebble Grey with Driveline drain edge
Brick pillar entrance with automated aluminium clad electric gates
Marshalls cobble sets (silver/grey) leading to gated entrance
Permeable stone driveway
Marshalls Slyvern patio paving
Extended patio & seating area around central brick fire pit
Tegula paving to main entrance
Tegula paved bin store area
Stainless steel 'up and down' wall lights evenly spaced around the house for ambient lighting
'Dusk to Dawn' sensor for automated operation of outside lights
In the ground feature lights illuminating trees
Turfed lawn with some planting to the front
Turfed lawn to the rear garden with a 300mm soil edge for future planting
1.8m close board fencing
Three outdoor water taps; the front and rear elevations and front garage elevation for easy car and garden maintenance
Four outdoor double electric sockets; all elevations of the house and front side of garage
General
FTTC (Fibre to the Cabinet) Broadband
RING Doorbell
100% LED lighting inside and out
'A' rated gas system boiler with hot water cylinder store
Underfloor & radiator zoned central heating with programmable thermostats including mobile function
Secure by Design composite front door in Golden Oak
u-PVC windows in black with Argon gas filled double glazing
u-PVC soffit and fascia's in black
Garador Wentwood garage door in Golden Oak
Digital (Freeview) TV aerial with multi-room distribution
Contemporary chrome door handles
Modern skirting & architrave
Contemporary 4 panel Shaker internal doors

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Decoration

Ceilings: White

Walls: Ammonite

Architrave: Purbeck Stone

Skirting: Purbeck Stone

Doors: Purbeck Stone

Security

First floor windows fitted with child-safe restrictor hinges

Ground floor windows with key locks

External doors fitted with Secure By Design multi-point locks

All window and door glazing toughened or laminated

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