

# The Bromley - Plot 12

## Standard Specification

£449,950



Plot 12, The Mynd, Norton-in-Hales, Market Drayton, TF9 4FF

### Kitchen / Breakfast / Dining

- Underfloor heating with zone thermostat
- Large patio doors to the rear patio & garden
- 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
- 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
- Integrated washing machine
- Integrated tumble dryer
- Double electric sockets positioned around the room
- u-PVC door, fully glazed using clear glass to emit natural light
- Karndean flooring
- LED ceiling downlights

### WC

- Underfloor heating
- Vitra wall hung toilet with hidden cistern and soft close seat
- Vitra Loop R chrome plated dual-flush plate
- Vitra S50 (50cm) wall mounted compact wash basin unit, high gloss white
- Vado Ascent mono basin tap
- Vado Photon toilet roll holder
- Vado Photon coat hook
- Tiled sink splashback

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<b>WC continued...</b>
Chrome towel warmer (1000 x 500)
Karndean flooring
LED ceiling downlights
<b>Store (under stairs)</b>
Pendant light
Karndean flooring
<b>Lounge</b>
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
Double, fully glazed doors into the dining
Bay window
Carpet with underlay
Double pendant light
<b>Hall</b>
Underfloor heating including zonal thermostat
Composite, main entrance door with matching clear glazed sidelight
Karndean flooring
Barrier matt at doorway
LED ceiling downlights
<b>Master Bedroom</b>
Double 'bedside' electric sockets
Double electric sockets positioned around the room
High-level wall TV point (for wall-mounted TV)
Carpet with underlay
LED ceiling downlights and central pendant light
<b>Dressing Room</b>
Built-in open-plan wardrobes by Gooding Group
Floor-to-ceiling wall mirror
Carpet with underlay
Strategically positioned LED ceiling downlights
<b>Master En-suite</b>
Vitra wall hung toilet with hidden cistern and soft close seat
Vitra Loop R chrome plated dual-flush plate
Vitra 600mm wall-hung vanity wash basin in high gloss white
Vado Photon mono basin mixer tap
Full sink wall vanity mirror
Electric shaver socket / toothbrush charger

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### Master En-suite continued...

1500mm shower with low-profile tray
Vado concealed thermostatic shower with ceiling mounted Aquablade shower head (500mm)
Vado Notion DX 2 outlet valve & Vado Zoo handset with hose & bracket
Free-standing bath (1800mm)
Vado Photon concealed bath filler valve with hidden filler and overflow
Vado Photon toilet roll holder
Vado Photon robe hook
Tiling: all walls floor to ceiling
Ceramic tile flooring
Chrome towel radiator (1400 x 500)
LED theme lights over bath
LED ceiling downlights

### Bathroom

Vitra wall-hung toilet with hidden cistern and soft close seat
Vitra Loop R chrome plated dual-flush plate
Vitra 600mm wall-hung semi-pedestal sink
Vado Photon mono basin mixer tap
Full sink wall vanity mirror
Electric shaver socket / toothbrush charger
1800mm walk-in shower with low-profile tray
Vado concealed thermostatic shower with ceiling mounted Vado Geometry square 'rain head'
Vado Notion DX 2 outlet valve & Vado Zoo handset with hose & bracket
Vado Photon toilet roll holder
Vado Photon robe hook
Tiling: all walls floor to ceiling
Ceramic tile flooring
Chrome towel radiator (1400 x 500)
LED ceiling downlights

### Bedroom 2

Double 'bedside' electric sockets
Double electric sockets positioned around the room
High level wall TV point (for wall mounted TV)
Built-in wardrobe by Gooding Group with LED downlights
Carpet with underlay
Pendant light

### Bed 2 En-suite

Vitra wall-hung toilet with hidden cistern and soft close seat
Vitra Loop R chrome plated dual-flush plate
Vitra 500mm wall-hung semi-pedestal sink
Vado Photon mono basin mixer tap

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### Bed 2 En-suite continued...

Full sink wall vanity mirror
Electric shaver socket / toothbrush charger
900 x 900 cubicle shower
Vado Velo round shower column
Vado Photon toilet roll holder
Vado Photon robe hook
Tiling: shower walls; sink wall half height
Ceramic tile flooring
Chrome towel radiator 1400 x 500
LED ceiling downlights

### Bedroom 3

Double 'bedside' electric sockets
Double electric sockets positioned around the room
High level wall TV point (for wall mounted TV)
Built-in wardrobe internals with LED downlights
Carpet with underlay
Pendant light

### Bed 3 En-suite

Vitra wall-hung toilet with hidden cistern and soft close seat
Vitra Loop R chrome plated dual-flush plate
Vitra 500mm wall hung semi-pedestal sink
Vado Photon mono basin mixer tap
Full sink wall vanity mirror
Electric shaver socket / toothbrush charger
1400mm enclosed shower
Vado Vertex shower column
Vado Photon toilet roll holder
Vado Photon robe hook
Tiling: shower walls; sink wall half height
Ceramic tile flooring
Chrome towel radiator 1400 x 500
LED ceiling downlights

### Bedroom 4

Double 'bedside' electric sockets
Double electric sockets positioned around the room
High level wall TV point (for wall mounted TV)
Built-in wardrobe internals with LED downlights
Carpet with underlay
Pendant light

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Stairs & Landing
Beautiful staircase hand painted in Purbeck Stone with fully glazed balustrades
Glass gallery landing
First floor programmable heating thermostat with mobile function
Electric sockets positioned around the landing
Carpet with underlay
Pendant lights
A/C
Pendant light
Carpet with underlay
Garage
LED 50w strip light x 2
Double electric sockets x 2
Electric remote control garage door
Gas boiler
Concrete floor
External
Marshalls 'Cobble' sets (silver/grey) off private access road
Permeable stone driveway
Indian Stone patio paving
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
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
Water tap to the front and rear elevations for easy car and garden maintenance
Outdoor double electric socket to the front and rear elevation
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
Ideal Logic 'A' rated Gas system boiler with hot water cylinder
Underfloor & radiator zoned central heating with programmable thermostats with 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 fascias in black
Garador Wentwood garage door in Golden Oak

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### General continued...

Digital (Freeview) TV aerial with multi-room distribution

Contemporary chrome door handles

Modern skirting & architrave

Contemporary 4 panel Shaker internal doors

### 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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