Melrose Homes

Specifications List for Melrose Property No. 4 (B)

GROUND FLOOR

Kitchen / Dining Room

- Bespoke fitted kitchen with a full range of high- and low-level units, incorporating a central island
- LED under-cabinet lighting
- Premium Silestone worktops
- Silestone backsplash
- Large Franke undermounted sink with Quooker boiling water tap supplying boiling, cold and filtered water
- Fully integrated NEFF appliance suite including:
    - Double oven
    - Fridge freezer
    - Dishwasher
    - Hob and extractor

Walk-In Pantry / Utility Room

- Fitted Minerva worktop
- Franke one-and-a-half bowl sink
- High- and low-level storage units
- Single-lever mixer tap
- Open housing for washing machine and tumble dryer

Downstairs WC

- Duravit WC and washbasin with vanity unit beneath
- Black fittings throughout, including Duravit mono tap
- Black toilet roll holder and black towel rail
- Tiled niche above WC

- Illuminated electric mirror with LED lighting

Lounge

- Feature wall incorporating a built-in electric fireplace with remote control
- Six bespoke oak display boxes with mirrored backs and integrated spot lighting

Ground Floor Flooring & Heating

- Ceramic tiles with oak-effect finish laid in an elegant herringbone pattern
- Electric underfloor heating throughout, controlled via Heatmiser system

Staircase

- Oak-finished staircase from ground to first floor
- Fully carpeted treads and risers

FIRST FLOOR

Principal Bedroom Suite

- Spacious principal bedroom, fully carpeted
- Metal-finished electrical faceplates throughout
- Built-in open oak-laminated wardrobes and drawer units

En-Suite Shower Room

- Duravit washbasin with double-drawer vanity unit
- Black Duravit mono tap
- Duravit WC with soft-close seat
- Walk-in shower with fixed glazed screen
- Black Duravit mixer with overhead shower rose
- Black toilet roll holder and electric heated towel rail
- Illuminated electric mirror with LED lighting
- Fully-tiled walls (floor to ceiling height) and tiled floor
- Electric underfloor heating, controlled via Heatmiser

Bedroom Two

- Fully carpeted
- Metal-finished electrical faceplates to sockets and switches

En-Suite Bathroom

- Duravit washbasin with double-drawer vanity unit

- Black Duravit mono tap
- Duravit WC with soft-close seat
- Bath with hinged glazed screen and slide rail kit
- Black siderail kit
- Black toilet roll holder and electric heated towel rail
- Illuminated electric mirror cabinet with LED lighting
- Fully-tiled walls (floor to ceiling height) and tiled floor
- Electric underfloor heating, controlled via Heatmiser

Landing

- Open storage cupboard under stairs
- Second large storage cupboard
- Electric underfloor heating on landing, controlled via Heatmiser
- Oak and painted staircase to second floor – fully carpeted

SECOND FLOOR

Bedroom Three

- Fully carpeted
- Metal-finished electrical faceplates
- One number Eaves storage cupboard
- Three electrically operated velux's

Bedroom Four

- Fully carpeted
- Metal-finished electrical faceplates
- Eaves storage
- Two electrically operated velux's

House Bathroom

- Duravit washbasin with double-drawer vanity unit
- Black fittings including Duravit mono tap
- Duravit WC with soft-close seat
- Walk-in shower with fixed glazed screen and shower rose
- Black toilet roll holder and electric heated towel rail

- LED illuminated mirror
- Fully tiled walls and floor
- Niche in shower area
- One electrically operated velux

Landing

- Electric underfloor heating on landing, controlled via Heatmiser
- Oak and painted staircase from first floor – fully carpeted
- Two electrically operated veluxs

General Finishes

- Double-glazed aluminium windows, pre-factory finished
- Front door composite
- Internal walls finished in matt emulsion (excluding bathrooms and cloakroom)
- Plain ceilings finished in white matt emulsion
- Internal woodwork finished in white satin paint
- Carpets fitted to all bedrooms, staircases and landing areas
- Bathrooms finished in either full-height or part tiling, as specified

Garage & Services

- Electric sectional overhead garage door
- Electric vehicle charging point
- Pressurised hot water cylinder integrated with air source heat pump
- Solar panels installed on roof, coordinated with Velux rooflights

Garden

- Enclosed garden with fencing
- Paved patio area
- Lawn with turf finish
- Single door at rear of garage to the garden