



Melrose Homes

Specifications List for Melrose Property No. 09 (A)

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
- Three electrically operated Velux rooflights providing excellent natural light

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

Ground Floor Storage

- Two open-access cloakroom storage areas, both neatly positioned beneath the staircase

Downstairs WC

- Duravit WC and washbasin with vanity unit beneath
- Chrome fittings throughout, including Grohe mono tap
- Chrome toilet roll holder and 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

Family Bathroom

- Duravit washbasin with double-drawer vanity unit
- Chrome fittings including Grohe mono tap
- Duravit WC with soft-close seat
- Duravit bath with glazed shower screen and Grohe chrome side rail shower kit
- Chrome toilet roll holder and electric heated towel rail
- LED illuminated mirror
- Fully tiled walls and floor

Bedroom Two

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

Bedroom Three

- Fully carpeted
- Metal-finished electrical faceplates

- Built-in double wardrobe with oak shelving and hanging rail

Landing

- Open storage cupboard
- Electric underfloor heating to first floor, controlled via Heatmiser

SECOND FLOOR

Principal Bedroom Suite

- Spacious principal bedroom, fully carpeted
- Metal-finished electrical faceplates throughout
- Built-in oak-laminated wardrobes and drawer units
- Four electrically operated Velux rooflights to bedroom

En-Suite Shower Room

- Duravit washbasin with double-drawer vanity unit
- Chrome Grohe mono tap
- Duravit WC with soft-close seat
- Walk-in shower with fixed glazed screen
- Chrome Grohe mixer with overhead shower rose
- Built-in shower niche
- Chrome toilet roll holder and electric heated towel rail
- Mirror (non-illuminated)
- Part-tiled walls (three-quarter height) and tiled floor
- Electrically operated Velux rooflight
- Electric underfloor heating to second floor, controlled via Heatmiser

General Finishes

- Double-glazed aluminium windows, pre-factory finished
- 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 rendered boundary walls and timber pedestrian gate
- Paved patio area
- Lawn with turf finish
- Two established trees
- Single door at rear of garage to the garden