



# Melrose Homes

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## **Specifications List for Melrose Property No. 3 (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