

# The Ascot

## Standard Specification

£549,995

Silver Birch Close, Higher Heath, Whitchurch, SY13 2FP

**EPC Rating B (81)**

**Our exclusive Key in the Door price includes:**

### **Legal & Conveyancing**

Solicitor Conveyancing Costs £795

Searches £200

Land Registry Registration Fee £655

### **Kitchen / Dining / Living**

**Fully fitted contemporary kitchen by Hacker includes:**

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Quartz worktop on the island with a coordinating worktop and full-height splashback surrounding the sink area

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Quooker Flex 3-in-1 Hot Water Boiling Tap with choice of finish available

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Blanco Silgranite inset sink with choice of finish available

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Neff integrated full size fridge

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Neff integrated full size freezer

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Neff N70 Flex Design integrated slide & hide single oven with choice of finish available

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Neff N70 Flex Design integrated microwave oven with choice of finish available

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Neff N70 Flex Design integrated warming drawer with choice of finish available

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Neff N90 Flex Design induction hob with choice of finish available

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Neff integrated full size dishwasher

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Kitchen extraction

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Full height larder cupboard x 3

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1000mm pan drawer

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600mm pan drawer x 2

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### Kitchen / Dining Continued

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Cutlery draw insert x 2

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Integrated recycling bins

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Under cabinet LED lighting

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High level wall TV point (for wall mounted TV) with CAT 6

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Double electric sockets positioned around the room

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Pop-up electric tower socket built into the island

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French doors fully glazed to rear patio and garden

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Raditor(s) positioned to suit the open living space

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Karndean flooring

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LED ceiling downlights

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### Utility

Fully fitted contemporary utility by Hacker includes:

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Kitchen matching base unit, wall units & worktop with upstands

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Blanco mixer tap with choices of style and finish available

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Blanco Silgranite inset sink with choice of finish available

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Siemens washing machine

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Siemens heat pump dryer

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Under cabinet LED lighting

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Double electric sockets positioned around the room

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Fully glazed external door to patio and garden

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Radiator positioned to suit the utility space

---

Karndean flooring

---

LED ceiling downlights

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### WC

Lusso Stone Ethos freestanding stone basin

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Vado wall mounted basin mixer tap with choice of finish and style available

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LED mirror

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Vitra wall hung toilet with hidden cistern and soft close seat

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Vitra Loop T dual flush plate with choice of finish available

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Vado toilet paper holder with choice of finish and style available

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Feature toilet wall with choice of wall panels or tiles by Porcelanosa

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Towel radiator with choice of finish available

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Karndean flooring

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LED ceiling downlights

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Airflow Icon 15 extractor fan - flow rate up to 19l/sec, above the required 6l/sec

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### Living Room

Feature wall with a large modern built-in electric fire

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LED theme lights over the feature wall

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Master high level TV point including CAT6, BT, satellite and RF face plates and two double sockets

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Double electric sockets positioned around the room

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Radiator positioned to suit room

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Westex Elysian Velvet Carpet with luxury underlay

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Two pendant lights

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### Store Cupboard (under stairs)

Consumer board

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Karndean flooring

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Pendant light

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### Hall

Contemporary composite main entrance door with matching glazed sidelight

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LED theme lights over main entrance

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Programmable ground floor thermostat

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Double electric sockets positioned around the hall

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Radiator positioned to suit room

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Karndean flooring

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LED ceiling downlights

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### Stairs & First Floor Landing

Beautiful oak staircase with black metal spindles

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Programmable first floor thermostat

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Double electric sockets positioned around the landing

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Radiator positioned to suit room

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Westex Elysian Velvet Carpet with luxury underlay

---

LED ceiling downlights

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### Store Cupboard

Slatted airing shelves

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Hot water cylinder

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Westex Elysian Velvet Carpet with luxury underlay

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Pendant light

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## Standard Specification

### Master Bedroom

Double 'bedside' electric sockets with USB charging

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Double electric sockets positioned around the room

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High level wall TV point (for wall mounted TV)

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Radiator positioned underneath the window

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Westex Elysian Velvet Carpet with luxury underlay

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LED theme lights over the bed headboard

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LED ceiling downlights

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### Master Dressing Room

Built-in walk-in wardrobes with choice of finish available

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LED wardrobe rail lights

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Wardrobe matching dressing table with LED mirror

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Double electric sockets positioned around the room

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Westex Elysian Velvet Carpet with luxury underlay

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LED ceiling downlights

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### Master En Suite

Lusso Stone Volini 1200mm double vanity unit with choice of finish available

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Vado wall mounted basin mixer taps with choice of finish and style available

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HiB recessed LED mirror cabinet with choice of finish available

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Integrated charging point for toothbrushes and razors

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Vitra wall hung toilet with hidden cistern and soft close seat

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Vitra Loop T dual flush plate with choice of finish available

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1800mm walk-in shower with glass panel

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Shower niche

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Vado Aquablade ceiling mounted rectangular shower head

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### Master En Suite Continued

Vado concealed two outlet thermostatic valve with shower rinser kit

Vado toilet paper holder with choice of finish and style available

Vado robe hook with choice of finish and style available

Floor to ceiling tiled walls with choice of tiles by Porcelanosa

Porcelain tiled floor with choice of tiles by Porcelanosa

Towel radiators with choice of finish available

LED ceiling downlights

Airflow Icon 60 extractor fan - flow rate up to 78l/s, above required 15l/s

### Bedroom 2

Built-in wardrobes with choice of style and finish available

LED ceiling downlights positioned inside the wardrobe

Double 'bedside' electric sockets with USB charging

Double electric sockets positioned around the room

High level wall TV point (for wall mounted TV)

Radiator positioned underneath the window

Westex Elysian Velvet Carpet with luxury underlay

LED ceiling downlights

### Bedroom 2 En Suite

Lusso Stone Volini 600mm vanity unit with choice of finish available

Vado wall mounted basin mixer tap with choice of finish and style available

HiB recessed LED mirror cabinet with choice of finish available

Integrated charging point for toothbrushes and razors

Vitra wall hung toilet with hidden cistern and soft close seat

Vitra Loop T dual flush plate with choice of finish available

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## Standard Specification

### Bedroom 2 En Suite Continued

1500mm walk-in shower with glass panel

Shower niche

Vado Aquablade ceiling mounted rectangular shower head

Vado concealed two outlet thermostatic valve with shower rinser kit

Vado toilet paper holder with choice of finish and style available

Vado robe hook with choice of finish and style available

Floor to ceiling tiled walls with choice of tiles by Porcelanosa

Porcelain tiled floor with choice of tiles by Porcelanosa

Towel radiator with choice of finish available

LED ceiling downlights

Airflow Icon 60 extractor fan - flow rate up to 78l/s, above required 15l/s

### Bedroom 3

Built-in wardrobes with choice of style and finish available

LED ceiling downlights positioned inside the wardrobe

Double 'bedside' electric sockets with USB charging

Double electric sockets positioned around the room

High level wall TV point (for wall mounted TV)

Radiator positioned underneath the window

Westex Elysian Velvet Carpet with luxury underlay

LED ceiling downlights

### Bedroom 4

Built-in wardrobes with choice of style and finish available

LED ceiling downlights positioned inside the wardrobe

Double 'bedside' electric sockets with USB charging

Double electric sockets positioned around the room

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# The Ascot

## Standard Specification

### Bedroom 4 Continued

High level wall TV point (for wall mounted TV)

Radiator positioned underneath the window

Westex Elysian Velvet Carpet with luxury underlay

LED ceiling downlights

### Bedroom 3 / 4 En Suite

Lusso Stone Volini 600mm vanity unit with choice of finish available

Vado wall mounted basin mixer tap with choice of finish and style available

HiB recessed LED mirror cabinet with choice of finish available

Integrated charging point for toothbrushes and razors

Vitra wall hung toilet with hidden cistern and soft close seat

Vitra Loop T dual flush plate with choice of finish available

Choice between a shower enclosure or a bath (see further details below)

Vado toilet paper holder with choice of finish and style available

Vado robe hook with choice of finish and style available

Floor to ceiling tiled walls with choice of tiles by Porcelanosa

Porcelain tiled floor with choice of tiles by Porcelanosa

Towel radiator with choice of finish available

LED ceiling downlights

Airflow Icon 60 extractor fan - flow rate up to 78l/s, above required 15l/s

### Shower option includes:

1600mm walk-in shower with glass panel

Shower niche

Vado Aquablade ceiling mounted rectangular shower head

Vado concealed two outlet thermostatic valve with shower rinser kit

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### Bath option includes:

1600mm bath with Vado hidden bath filler and overflow

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Wall mounted Vado bath filler valve

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Vado Velo round thermostatic shower column (optional)

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LED theme lighting over the bath

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### Integral Garage

Garador Ascot electric remote control garage door in Anthracite Grey

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Outside light master override switch

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LED 50w strip light

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Double electric sockets

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Concrete floor painted with two-pack epoxy resin floor paint

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### External

Private access drive

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Simpson & Partners EV charger in dark grey

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Footpaths using Marshalls block paving in Bracken

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Front garden with border planting

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Smooth rear patio paving in Natural

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Turfed rear garden with 8' x 6' garden shed

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Stainless steel 'up and down' wall lights evenly spaced around the house for ambinet lighting

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Dusk to Dawn sensor for automated operation of outside lights

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1.8m feather edge board fencing

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Two outdoor water taps: one to each of the front and rear elevation for easy car and garden maintenance

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Two outdoor double electric sockets: one to each of the front and rear elevation for easy car and garden maintenance

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### Heating

SAP Rating B - energy efficient home

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'A++' rated air source heat pump central heating system with hot water cylinder store

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Zoned central heating with programmable thermostats

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### General

FTTP Broadband (Fibre to the Property) 'The fastest broadband available'

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100% LED lighting inside and out

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Secure by Design composite front door in Anthracite Grey

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u-PVC windows in Agate Grey with Argon gas filled double glazing

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u-PVC soffit and fascia's in Agate Grey

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Digital hi-gain TV aerial with multi-room distribution

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Modern skirting & architrave

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Contemporary internal doors with choice of finish and style available

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Carlisle Brass internal door handles with choice of finish and style available

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### Decoration

Ceilings: Tikkurila Anti Reflex White Full-Matt

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Walls: Dulux Trade Egyptian Cotton Vinyl Matt

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Architrave: Dulux Trade Brilliant White Satin Wood

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Skirting: Dulux Trade Brilliant White Satin Wood

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Doors: Osma Raw Oil

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### Security

Ground floor windows with key locks

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External doors fitted with Secure By Design multi-point locks

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All window and door glazing toughened or laminated

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### Warranties

10-year structural warranty

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2-year after-sales service provided by Belford Homes

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# Your Choices

*Tailor your new home*



# The Ascot

## Your Choices

Our impressive range of choices enables you to personalise the finishing touches to your new home, at no extra cost.

### Kitchen

Choice of colourway sets including units with worktop and matching upstands

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Choice of finish of Quooker Flex 3-in-1 Hot Water Boiling tap

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Choice of finish of Blanco Silgranite inset sink

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### Utility

Choice of Blanco mixer tap

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### WC

Choice of Vado wall mounted basin mixer tap

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Choice of Vado accessories including toilet roll holder

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Choice of wall panel or tiled feature wall by Porcelanosa

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Choice of LED mirror

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### Bathroom and En Suite

Choice of Vado wall mounted basin mixer tap with co-ordinating Vado brassware

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Choice of Vado accessories including toilet roll holder and robe hook

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Choice of wall and floor tiles by Porcelanosa

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Choice of finish of Lusso Stone wall hung basin unit

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Choice of finish of LED mirror

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### Decoration - Wall Colour

Choice of any Dulux colour per room

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## Your Choices

### Fixtures & Fittings

Choice of whole house internal doors (painted, oak, laminate and pre-finished options available)

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Choice of internal door handles and finish

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Choice of entire house electrical socket faceplate finish

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Choice of wardrobe internals and wardrobe door finish

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### Flooring

Choice of carpet colours to be chosen per room (Standard carpet areas are: Snug, Master Bedroom, Master Dressing Room, Bedroom 2, Bedroom 3, Bedroom 4, Stairs and Landing)

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Choice of Karndean colour (Standard Karndean areas are: Kitchen/Dining/Living, Utility, WC and Hall)

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