

The Montford

Standard Specification

£299,995

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 £330

Kitchen / Dining

Fully fitted contemporary kitchen by Hacker includes:

Coordinated worktop and upstands

Blanco mixer tap with choice of finish available

Blanco Silgranite inset sink with choice of finish available

Neff integrated frost-free fridge freezer

Neff integrated single oven

Neff induction hob

Neff integrated full size dishwasher

Neff integrated washer dryer

Kitchen extraction

Full height larder cupboard

600mm pan drawer x 2

Cutlery draw insert

High level TV point (for wall mounted TV)

Double electric sockets positioned around the room

French doors fully glazed to rear patio and garden

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Kitchen / Dining Continued

Radiator positioned to suit room

Karndean flooring

LED ceiling downlights designed to suit the kitchen and dining area

Lounge

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

LED theme lights positioned over TV wall

Double electric sockets positioned around the room

Radiator positioned to suit room

Abingdon Stainfree Twist carpet with luxury underlay

Two pendant lights

WC

Hudson Reed floor standing basin unit with choice of finish available

Vado mono basin mixer tap with choice of finish and style available

HiB LED mirror with choice of style available

Vitra wall hung toilet with hidden cistern and soft close seat

Vitra Loop T dual flush plate with choice of finish available

Vado toilet paper holder with choice of finish and style available

Tiled splashback with choice of tiles by Porcelanosa

Towel radiator with choice of finish available

Karndean flooring

LED ceiling downlights

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Hall

Contemporary composite main entrance door

Programmable ground floor thermostat

Double electric sockets

Radiator positioned to suit room

Karndean flooring

LED ceiling downlights

Store Cupboard

Consumer board

Hot water cylinder

Outside light master override switch

Karndean flooring

Pendant light

Stairs & First Floor Landing

Beautiful staircase hand painted in Brilliant White

Programmable first floor thermostat

Double electric sockets positioned around the landing

Abingdon Stainfree Twist carpet with luxury underlay

LED ceiling downlights

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Master Bedroom

Built-in wardrobes with sliding doors 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

Abingdon Stainfree Twist carpet with luxury underlay

LED ceiling downlights

Master En Suite

Hudson Reed floor standing vanity unit with choice of finish available

Vado mono basin mixer tap with choice of finish and style available

HiB LED mirror with choice of style available

Vitra wall hung toilet with hidden cistern and soft close seat

Vitra Loop T dual flush plate with choice of finish available

Shaver socket / toothbrush charger

1300mm shower with glass sliding door

Vado Velo round thermostatic shower column

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

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Bedroom 2

Built-in wardrobes with sliding doors 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

Abingdon Stainfree Twist carpet with luxury underlay

LED ceiling downlights

Bedroom 3

Double electric sockets positioned around the room

High level wall TV point (for wall mounted TV)

Radiator positioned underneath the window

Abingdon Stainfree Twist carpet with luxury underlay

LED ceiling downlights

Bathroom

Hudson Reed floor standing basin unit with choice of finish available

Vado mono basin mixer tap with choice of finish and style available

HiB LED mirror with choice of style available

Vitra wall hung toilet with hidden cistern and soft close seat

Vitra Loop T dual flush plate with choice of finish available

Shaver socket / toothbrush charger

1800mm bath with Vado hidden bath filler and overflow

Glass shower screen

Wall mounted Vado bath filler valve

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Bathroom Continued

Vado Velo round thermostatic shower column over bath

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

Store Cupboard

Abingdon Stainfree Twist carpet with luxury underlay

Pendant light

External

Two vehicle parking spaces included within the properties Legal Title

Footpaths using Marshalls block paving in Bracken

Planting to the front

Smooth rear patio paving in Natural

Turfed rear garden with 8' x 6' garden shed

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

Simpson & Partners EV charger in dark grey

1.8m feather edge board fencing

Two outdoor water taps: front and rear elevations for easy car and garden maintenance

Two outdoor double electric sockets: front and rear elevations for easy car and garden maintenance

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Heating

SAP Rating B - energy efficient home

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

Zoned central heating with programmable thermostats

General

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

100% LED lighting inside and out

Secure by Design composite front door in Anthracite Grey

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

u-PVC soffit and fascia's in Agate Grey

Digital hi-gain TV aerial with multi-room distribution

Modern skirting & architrave

Contemporary internal doors with choice of style available

Carlisle Brass door handles with choice of style and finish available

Decoration

Ceilings: Tikkurila Anti Reflex White Full-Matt

Walls: Dulux Trade Egyptian Cotton Vinyl Matt

Architrave: Dulux Trade Brilliant White Satin Wood

Skirting: Dulux Trade Brilliant White Satin Wood

Doors: Dulux Trade Brilliant White Satin Wood

Security

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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Warranty

10-year structural warranty

2-year after-sales service provided by Belford Homes

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Your Choices

Tailor your new home



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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

Choice of Blanco mixer tap

Choice of Blanco Silgranite inset sink

WC

Choice of Vado basin mixer tap

Choice of Vado accessories including toilet roll holder and robe hook

Choice of tile splashback by Porcelanosa

Choice of finish of Hudson Reed floor mounted basin unit

Choice of LED mirror

Bathroom and En Suite

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

Choice of Vado accessories including toilet roll holder and robe hook

Choice of wall and floor tiles by Porcelanosa

Choice of finish of Hudson Reed floor standing basin unit

Choice of LED mirror

Decoration - Wall Colour

Choice of any Dulux colour

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Your Choices

Fixtures & Fittings

Choice of whole house internal doors

Choice of internal door handles and finish

Choice of entire house electrical socket faceplate finish

Choice of wardrobe internals and wardrobe door finish

Flooring

Choice of carpet colour to be chosen per room (Standard carpet areas are: Lounge, Master Bedroom, Bedroom 2, Bedroom 3, Store, Stairs and Landing)

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

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