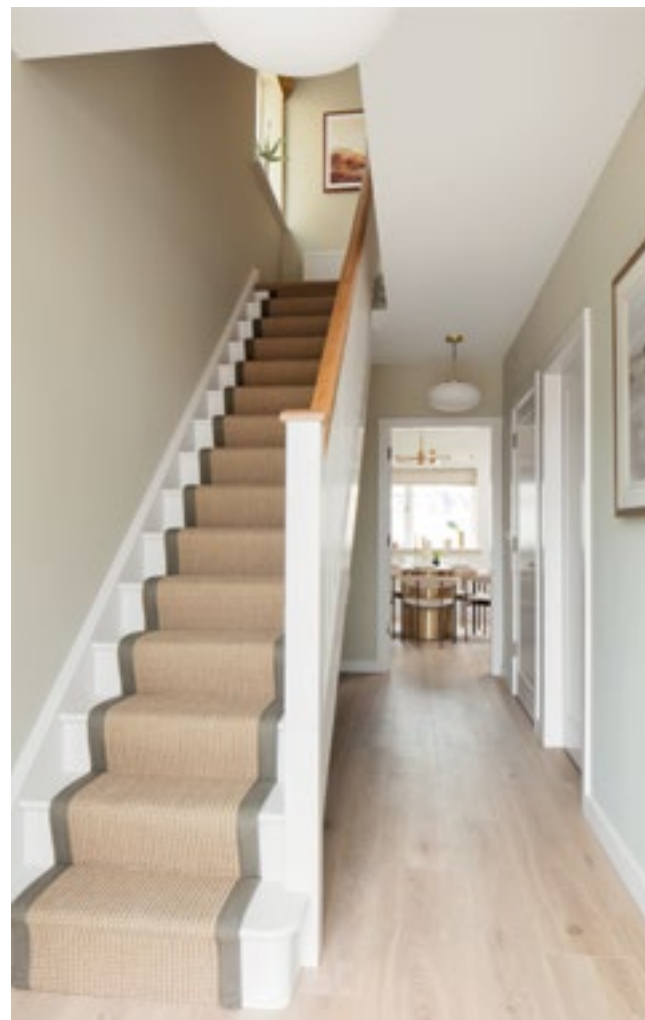


# Specifications and Floor Plans





# Specifications

## Heating, Ventilation & Hot Water

- Thermostatic central heating system
- Mechanical controlled ventilation system
- Pressurised hot and cold-water systems

## Kitchens

- Custom designed contemporary framed, full height kitchen units with reeded glass and timber detailed insets
- Calcutta gold quartz worktops and full height quartz splashback detail at hob with 100mm upstand elsewhere
- Bespoke cabinetry internal carcasses with a vintage oak finish and satin brass handles
- Fully integrated Neff cooking appliances, (oven, microwave, hob and extractor) dishwasher & fridge freezer, provided (assuming contract is signed within 21 days)
- LED lighting at counter level

## Utility Room

- Heat pump
- Plumbed for a washing machine & dryer

## Bathrooms and En suites

- Contemporary designed bathrooms and en-suits with Terrazzo style large format tiles
- WC patterned tile flooring
- High quality sanitaryware
- Pressurised shower system with thermostatic valve
- Wall-mounted heated towel rails
- Custom designed vanity cabinets giving excellent storage in bathrooms and en-suites
- WC wired for wall mounted light fixture

## Media & Communications

- Digital TV connection in living room and main bedroom

## Management & Security

- Mains-supply smoke, heat and carbon detectors, linked to mains
- Homes are pre-wired to facilitate an alarm system

## Electrical

- Recessed spot lighting provided in bathrooms, and kitchens with pendant fittings elsewhere.
- Generous light and power points provided within each home using contemporary switches and sockets throughout

## Interiors Finishes & Features

- All walls and ceilings have a plastered and painted finish
- High quality, energy efficient windows
- Multipoint locking system to doors and windows
- Elevated floor to ceiling height of 2.6m at ground floor level.
- Contemporary feature square edge architrave and skirting
- Modern inset frame solid doors throughout
- Wardrobes are full height with a contemporary design and interior Oyster oak style finish
- Wardrobe doors designs are completed in a Taupe supermatt finish

## Outdoor Amenities

- Residents will benefit from over 7 acres of additional public open landscaping in parkland style.
- Amenities will include a playground, exercise areas with fitness equipment, multisport ballcourt, dog park and spacious curated natural landscaping with dedicated walking routes
- The completed masterplan will include a neighbourhood centre with creche and retail including local grocery and café

## Outside Space

- All open space within the scheme will be landscaped to a superior standard.
- Each home has a private paved front garden with off street parking for 2 cars.
- Each home has a private rear garden offering a wonderful extension of the living space at the property.
- Rear gardens are seeded and include a hardwood side gate.
- Homes benefit from a full brick front façade.

## Energy Efficiency

- Homes at Stonehaven are highly energy efficient and will achieve an A2 BER rating.
- High levels of insulation are incorporated in the walls, floors and roofs to provide a greener home and a more sustainable way of living.
- Each home is pre-wired to facilitate an electrical vehicle charge point.

## Guarantee

- Each home at Stonehaven is covered by a 10-year structural guarantee scheme
- Front façade includes brick details

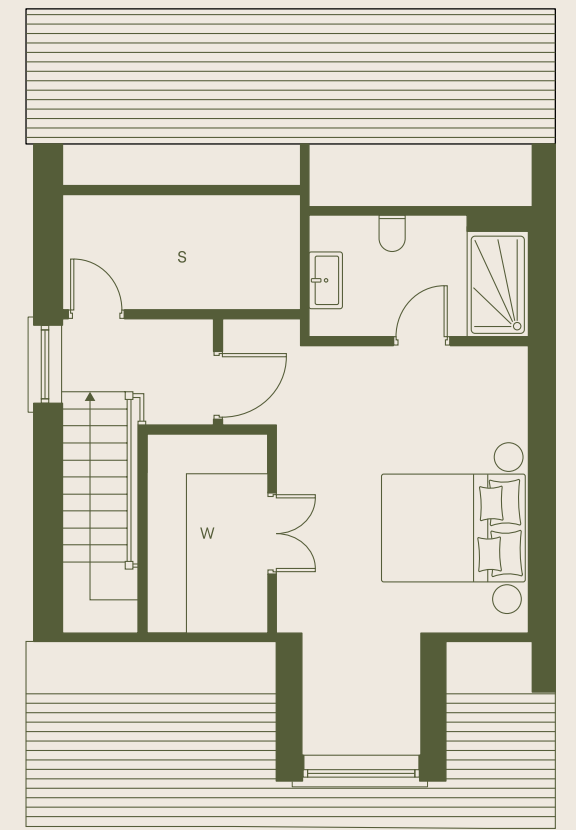
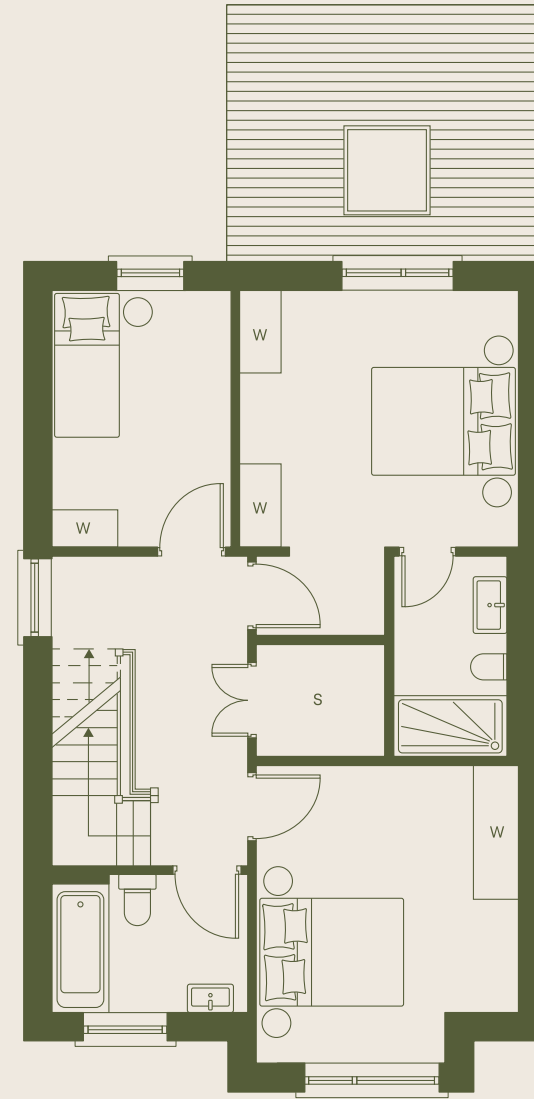
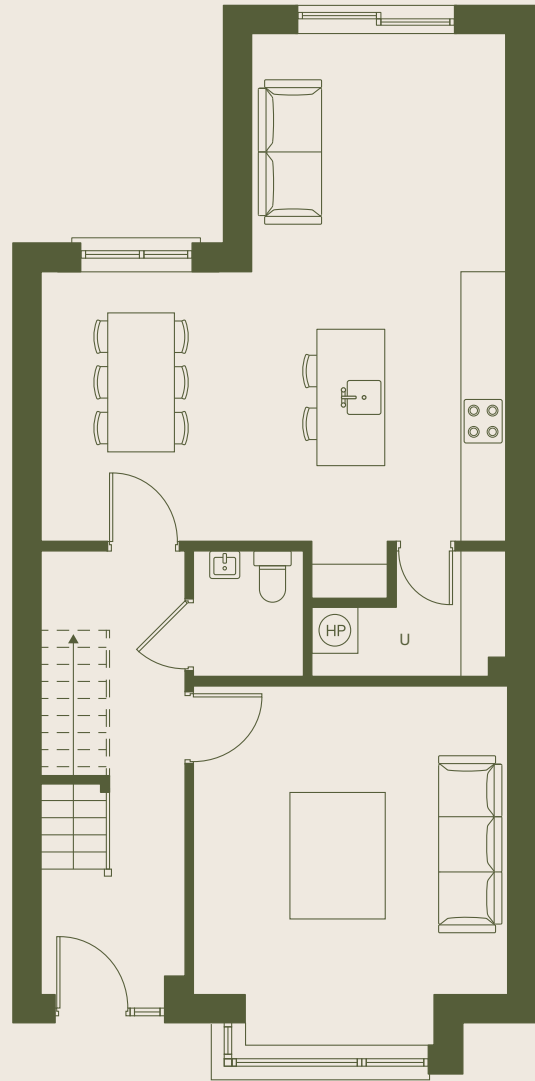
# Hazel

4 Bed | 3 Storey Semi-Detached

AREA

170.9 SQ.M

1,840 SQ.FT



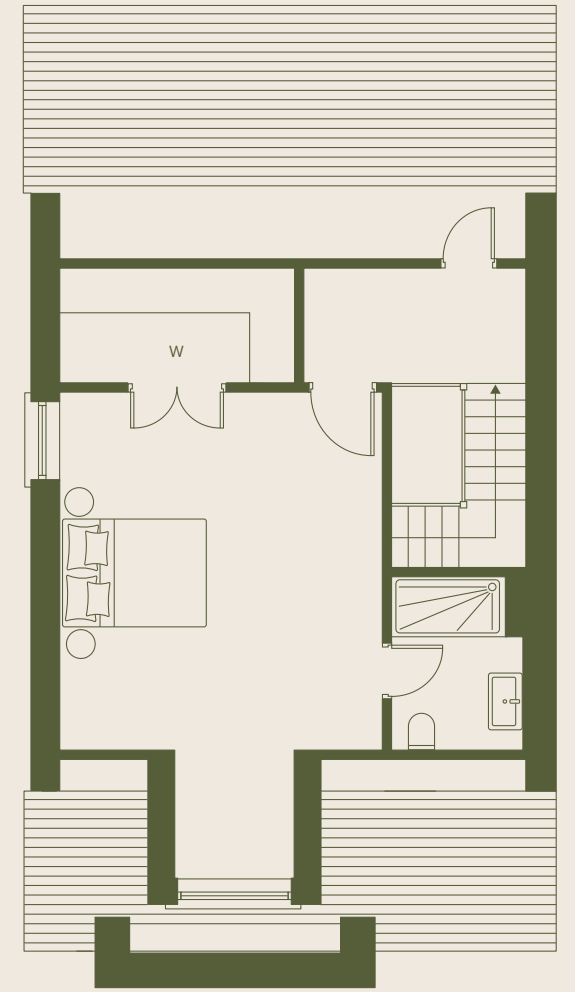
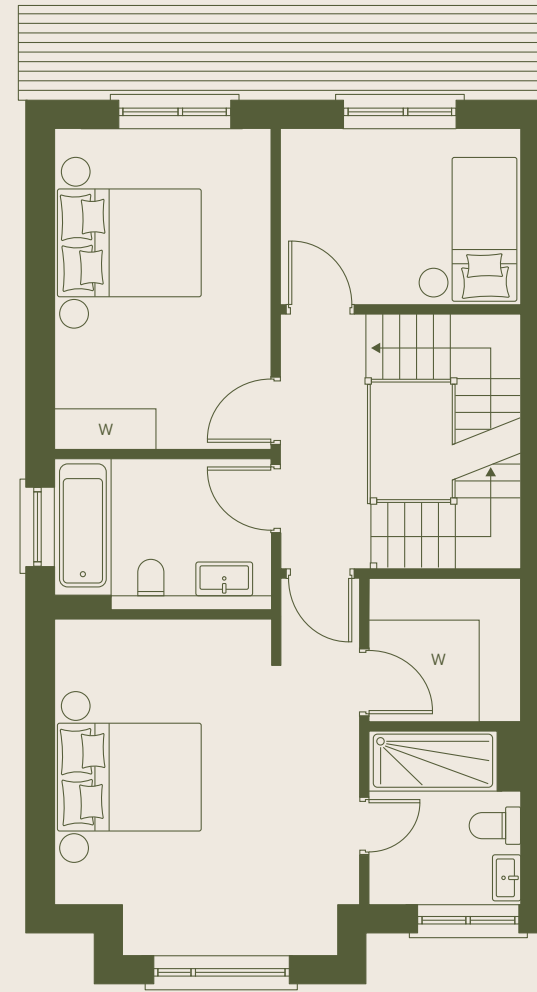
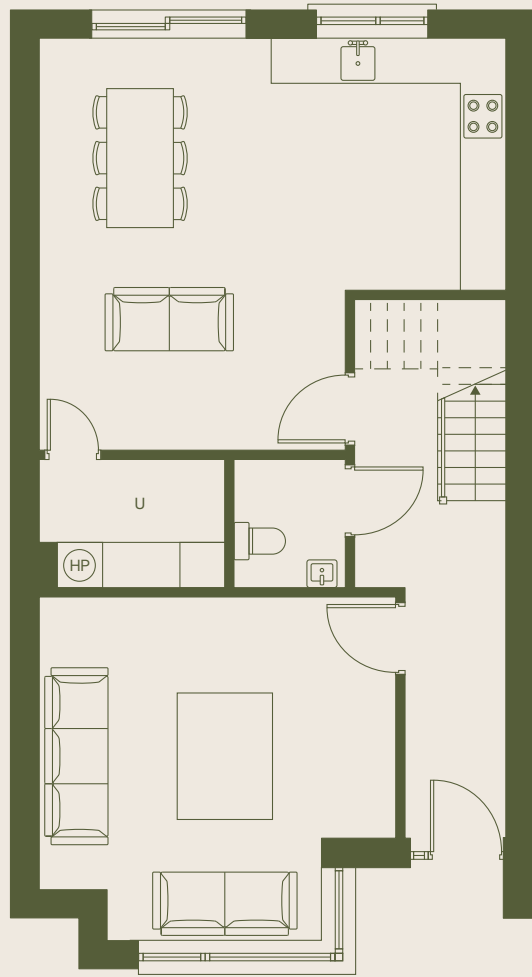
# Willow

4 Bed | 3 Storey Semi-Detached

AREA

178.9 SQ.M

1,926 SQ.FT



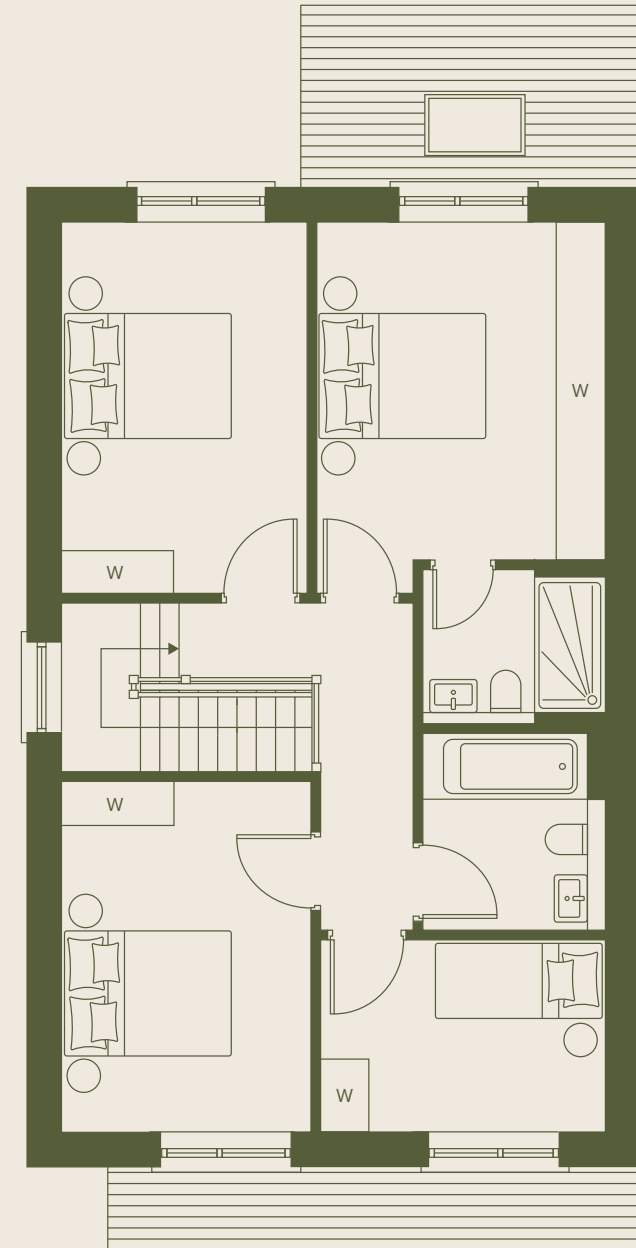
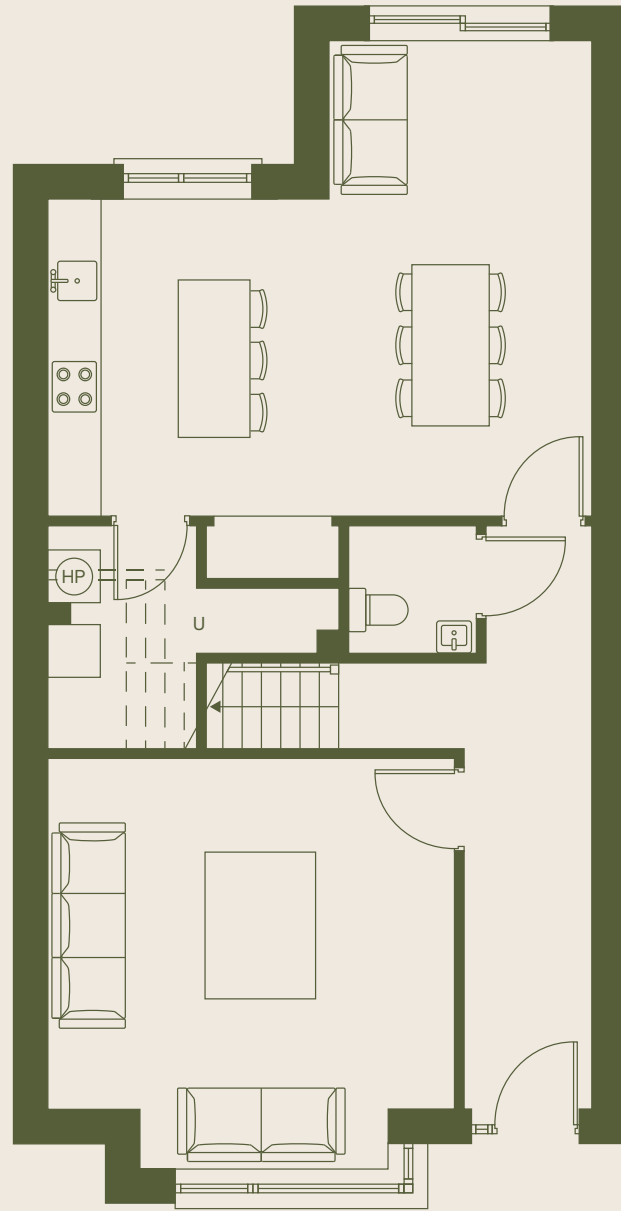
# Bramble

4 Bed | 2 Storey Semi-Detached

AREA

136.8 SQ.M

1,473 SQ.FT



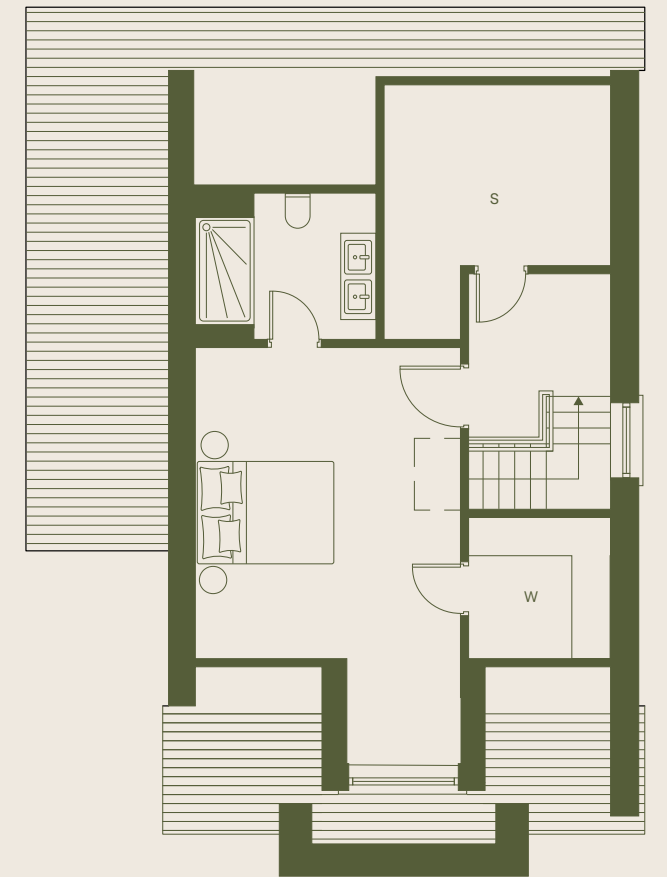
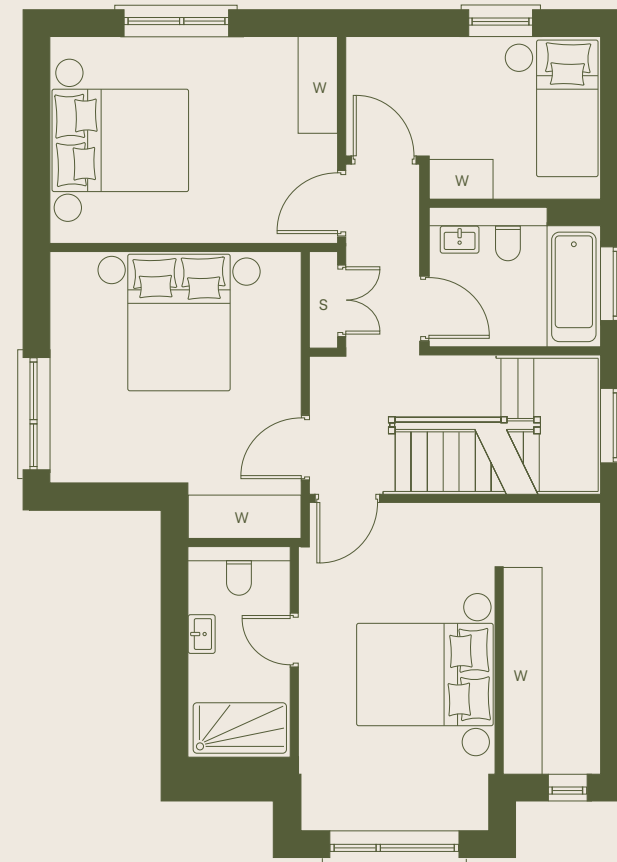
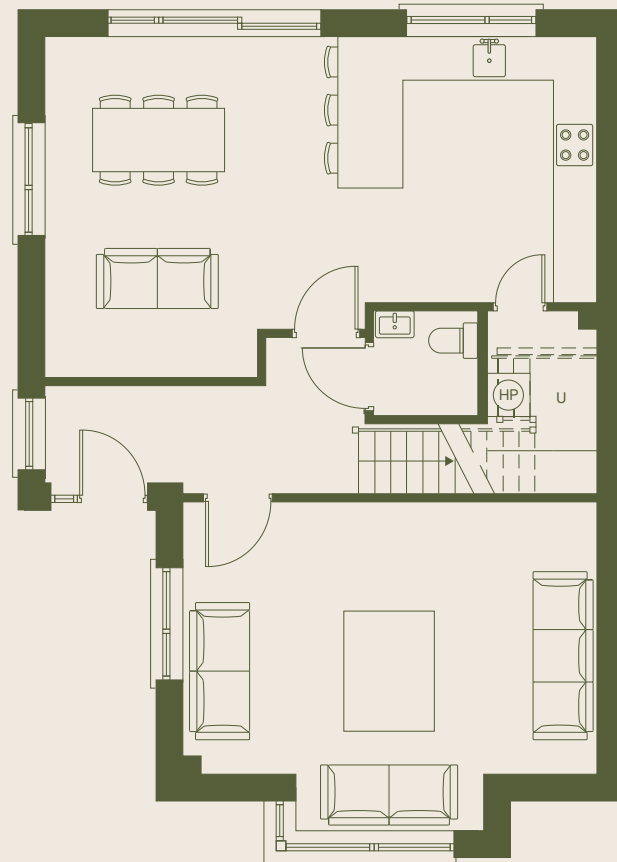
# Alder

5 Bed | 3 Storey Detached

AREA

186 SQ.M

2,002 SQ.FT



# Rowan

4 Bed | 3 Storey Semi-Detached

AREA

173.6 SQ.M

1,868 SQ.FT

