

# HILLSIDE SPECIFICATION

## GROUND FLOOR

**ENTRANCE:** Enter via the front door with opaque glazed inset to:

**ENTRANCE HALL:** Decorative coving to ceiling, wall mounted low energy up-lighters, radiator with thermostatic control, porcelain floor tiling, wall mounted video entry monitor, staircase with ash newel posts, balustrade and handrail rising to first floor. Door to family room, glazed double doors to lounge, door to coat cupboard, thermostatic zone control for central heating system, further door to:

**DOWNSTAIRS W/C:** 2.37m(7'9") x 1.32m(4'4") Window to front elevation, coving to ceiling, single bar radiator, fully tiled walls, Porcelain tiled floor, pedestal hand basin and low level W.C. selected from "Ideal Standard Kyomi" range, recessed low voltage lighting to ceiling.

**FAMILY ROOM:** 4.37m(14'4") x 2.97m(9'9") (measurements plus bay) Square bay window to front elevation, coving to ceiling, telephone point, television aerial point, Ethernet networking cables, single bar radiator with thermostatic control, fitted carpet

**DRAWING ROOM:** 5.61m(18'5") x 4.70m(15'5") Double glazed French doors to rear raised patio, decorative coving to ceiling, spotlights to ceiling with dimmer switch, double bar radiator with thermostatic control, television and FM aerial points, inset speakers to ceiling and wall mounted multi-media controls, satellite availability, telephone point, Ethernet networking cables, fireplace with marble hearth, surround and mantle, fireplace inset with stainless steel pebble gas fire, fitted carpets.

**KITCHEN / LIVING ROOM:** 6.72m(22'1") x 4.81m(15'9") French doors and windows to rear elevation, coving to ceiling, down lighters inset to ceiling, inset speakers to ceiling, fitted range of base and wall mounted units and wall mounted glass fronted unit, granite worktop surfaces, stainless steel sink unit with mixer tap over. Fitted appliances to include ceramic hob, extractor hood, oven, microwave, fridge freezer, dishwasher, wine chiller and built-in coffee machine. Ceramic tiled flooring, wall mounted multi-media controls, telephone point, television aerial. Door to storage cupboard, door to garage, door to utility room. Wall uplighters, double radiator with thermostatic control, dimmer light switch. Ethernet networking cables.

**UTILITY ROOM:** Decorative coving to ceiling, base and wall mounted units, roll top laminate work surface with wall tiling above, inset stainless steel sink and drainer with mixer tap over, ceramic tiled flooring, plumbing for washing machine, space for tumble dryer, part glazed door to side elevation.

**DOUBLE GARAGE:** Approx 5.83m(19'2") x 5.10m(16'9") With electric up and over doors, two fluorescent strip lights to ceiling, switch control for garage doors, power and light connected, wall mounted boiler serving the domestic hot water and central heating system, wall mounted fuse trip switches and cold water supply.

## FIRST FLOOR

**LANDING:** Decorative coving to ceiling, low energy uplighters to wall, single bar radiator with thermostatic control, zoned thermostatic control for central heating system, door to airing cupboard housing "Mega Flo" hot water system, staircase with ash newel posts rising to second floor, fitted carpets, further doors leading to:

**MASTER BEDROOM:** 6.72m(22'1") x 4.81m(15'9") max. Built-in wardrobes with hanging rails, double bar radiator with thermostatic control, television aerial point, telephone point, coving to ceiling, wall mounted uplighters, power points, French doors to rear elevation, windows to rear elevation with open views, fitted carpets, door leading to:

**ENSUITE BATHROOM:** With six piece bathroom suite, bidet and low level W.C., vanity unit with drawers under, 'His and Hers' wash hand basins with chrome mixer taps over and wall mounted mirror with lights above, 'Jacuzzi' spa bath with underwater lighting, 'Showerlux' shower. Window to side elevation, inset spotlights to ceiling, fully tiled with Porcelanosa 'Botticino' tiles, matching tiled flooring, heated chrome towel rail, shaver point.

**MAIN BATHROOM:** Coving to ceiling, inset spotlights to ceiling, window to side elevation, fitted vanity unit with drawers and doors, 'His and Hers' Porcelanosa wash hand basins with mixer taps over and wall mounted mirrors with lights above. Shaver point, double ended bath with centre mixer tap over, low level w/c and bidet, glazed walk in shower cubicle with wall mounted controls, heated towel rail. Porcelanosa 'Prada Beige' wall tiles to match Porcelanosa floor tiles.

**BEDROOM TWO:** 5.10m(16'9") x 3.65m(12'0") (excl. wardrobes) Two double glazed windows to front elevation, coving to ceiling, television aerial point. Single panelled radiator with thermostatic control, built-in wardrobes with hanging rails and shelving space, door leading through to:

**EN-SUITE:** Window to side elevation, three piece en-suite comprising: built-in semi-countertop wash hand basin, low level W.C., with concealed cistern, bath with mixer tap over and shower fitment mounted to wall. Shower screen, coving to ceiling, inset low voltage lights to ceiling, full tiling around bath area, tiling to floor and splashback areas, heated towel rail, mirror unit with lighting.

**BEDROOM THREE:** 4.70m(15'5") x 3.40m(11'2") Window to rear elevation with superb views, coving to ceiling, single bar radiator with thermostatic control. Built-in wardrobes with hanging rails and shelving space.

**BEDROOM FOUR:** 4.10m(13'5") x 3.10m(10'2") (max. measurements) Window to front elevation, coving to ceiling, single bar radiator with thermostatic control.

**STUDY:** 2.90m(9'6") x 2.40m(7'10") (max. measurements) Window to front elevation, down-lighters to ceiling, single bar radiator with thermostatic control. Power supply, Ethernet connection point, two separate telephone lines and television point.

## **SECOND FLOOR**

**LANDING:** Automatic Velux window to front elevation with rain sensitive closure system, wall mounted low energy up-lighter, doors to:

**BEDROOM FIVE:** 5.90m(19'4") x 3.30m(10'10") (max. measurements) Velux windows to front and rear elevations with outstanding views, door to under eaves storage, single bar radiator with thermostatic control

**BEDROOM SIX:** 5.90m(19'4") x 4.00m(13'1") (max. measurements, narrowing to 2.69m) Velux windows to side and rear elevations with superb views of the countryside, door to under eaves storage space, single bar radiator with thermostatic control.

**BATHROOM TWO:** Velux window to rear elevation, inset spotlights to ceiling, shower with wall mounted shower fitment, bath with mixer tap over, pedestal wash hand basin with mixer tap over, low level W.C. with dual flush, shaver point, heated towel rail, fully tiled flooring.

**OUTSIDE:** Electric double gates lead to a good sized driveway which in turn leads to a double garage with twin up and over electric doors. The garage has an internal door into the front lobby section of the kitchen. Gated access to:

**REAR GARDEN:** A large rear garden backing onto open countryside offering a high degree of privacy. The gardens will be fully lawned and fenced to all boundaries. Immediately to the rear of the property, steps lead up to a superb raised patio area enclosed by stainless steel

railings with safety glass inserts, running the entire width of the property and access to this can be gained from the kitchen/living area and sitting room. There is also access to the underside of the raised patio, which provides a useful storage area.

The specification given is correct at the time of producing this page, however Sylvester Estates reserve the right to make amendments and alterations as the build progresses.