



BEAUFORT GREEN

COMBER ROAD | CARRYDUFF

SPECIFICATION

A new way of living by:

 **FRASER
MILLAR**



DESIGNED WITH YOU IN MIND

ALL HOUSES IN THE DEVELOPMENT ARE CERTIFIED TO PASSIVHAUS LOW ENERGY BUILDING STANDARD.

PASSIVHAUS IS THE GOLD STANDARD OF ENERGY EFFICIENT HOUSE BUILDING

KITCHEN / UTILITY

Create your own bespoke kitchen and utility room with the assistance of John and the team at Kitchen Design Centre (KDC)

A typical kitchen design may include:

- A choice of traditional / contemporary doors in a range of colours
- Furniture to compliment door / drawer selection
- Quartz worktop with upstand
- Soft closing drawers and doors
- Choose from an extensive range of integrated appliances such as:
 - Ceramic hob, high level single oven, microwave combi, fridge/freezer and dishwasher
 - Contemporary chrome monoblock tap
 - 1.5 low profile stainless steel sink

Our utility rooms are pre-plumbed for washing machine / condensing dryer

BATHROOMS, ENSUITES & WC

- Contemporary bathroom suites & white sanitaryware
- Back to wall WC
- Low profile shower trays and toughened glass doors
- Vanity unit (bathroom & ensuite)
- Feature wall mirror with lighting in ensuite
- Thermostatic bar showers with dual head: rain drench and separate handheld
- Heated towel rails to bathroom, ensuite & WC
- Baths fitted with Anti Scald Devices for your protection

FLOORING & TILES

- Carpet to lounge & bedrooms
- Carpets to stairs & landing
- All other flooring to be finished with Luxury Vinyl Tiling (LVT)
- Tiled shower enclosures
- Splashback to WHB in WC

INTERNAL

- Passive house certified Nilan Compact P that provides your house with ventilation, heat recovery & production of domestic hot water
 - This system ensures a daily air exchange with the removal of dust particles and excess humidity in exchange for a pleasant and healthy indoor climate
 - Whole house air conditioning system to work in tandem with the Nilan, offering market leading energy efficiency, for active heating and summer cooling
- All walls to be painted throughout – colour scheme as chosen by interior designer
- Ceilings and woodwork painted white
- Moulded skirting boards and architraves
- Comprehensive range of electrical light fittings and sockets to include USB sockets. TV points in kitchen / dining room, family room & principal bedroom
- Telephone / data point for main BT connection
- Energy saving LED downlights and ceiling pendants
- 40mm traditional white 4 panel doors
- Mains operated smoke detectors
- Wireless alarm system with complementary app

EXTERNAL

- Designed, constructed & certified to Passive House Low Energy Building standard.
- Renewable energy supplied by Solar PV Panels system
- Locally produced brick or rendered facades
- Feature lighting to front & rear doors
- Triple glazed, Passivhaus accredited windows
- Seamless aluminium gutters
- Front door with 5-point multi-lock system
- UPVC downpipes
- Flagging to paths & patio
- External power socket which can be converted to EV charging point
- External water tap to rear garden
- Bitmac driveways
- Lawns turfed to front and rear garden areas

WARRANTY / SERVICE CHARGES

- NHBC 10 year warranty
- Annual service charge to be collected by management company
- Development landscape plan to include plants & trees

A letter / supplier information sheet will be sent to all purchasers once a house is successfully booked.

Specification is for guidance purposes only and can be subject to change. Images shown for illustration purposes only.

Joint Selling Agent:



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A new way of living by
multi award winning developer



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