



 exclusive  
*Luxury*

## HILLVIEW

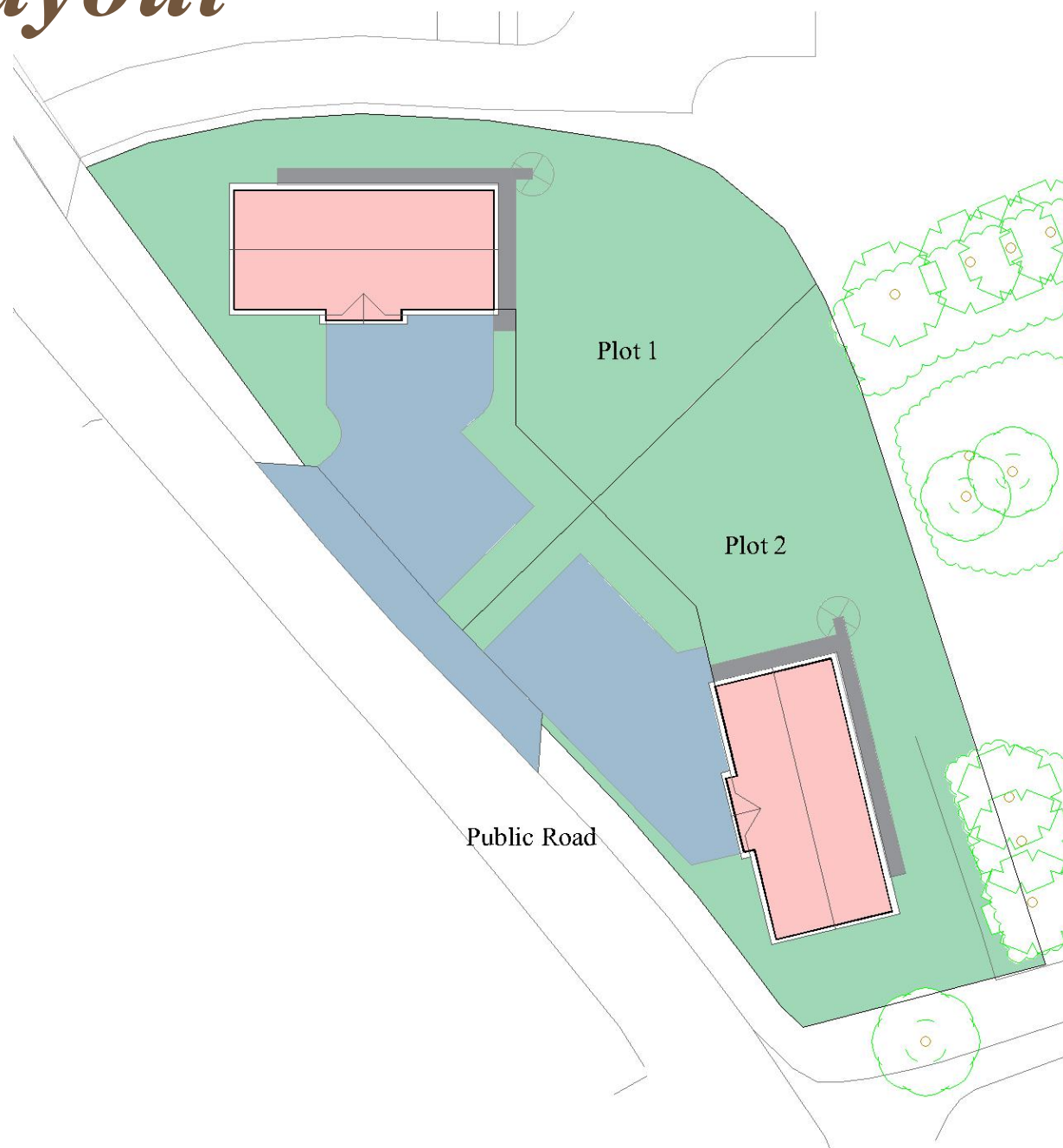
*Countryside development of 2,  
3 bedroom family homes*



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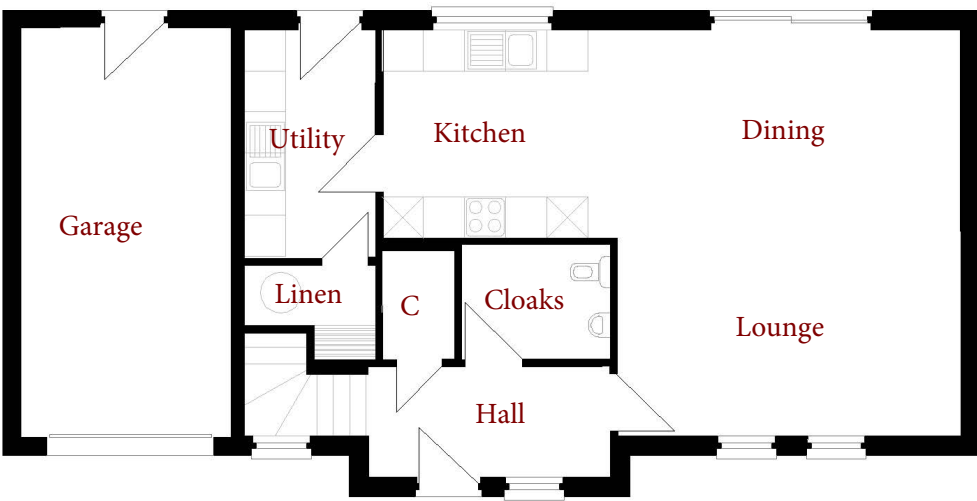


# *Site Layout*



**Ground Floor Room Sizes**

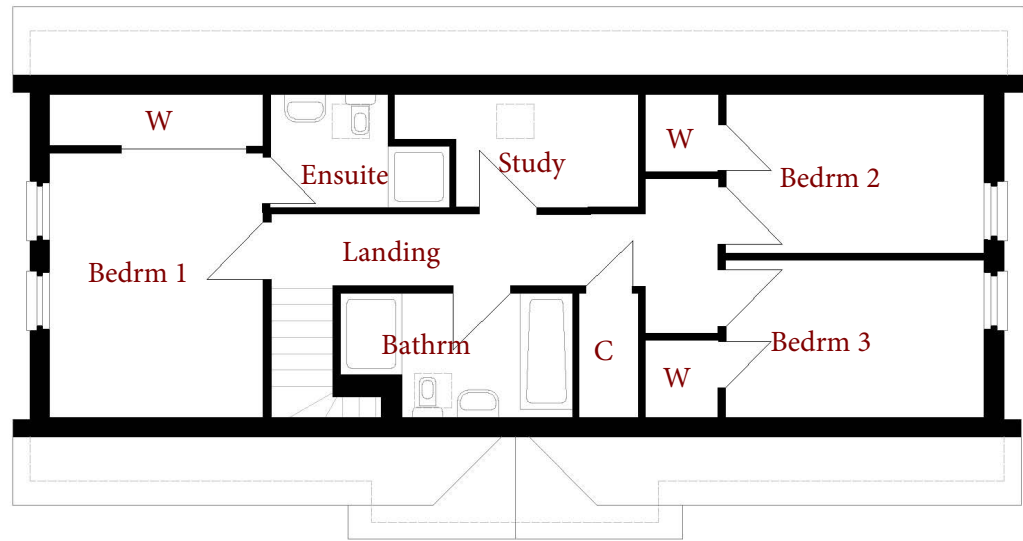
Lounge/Dining	5.00 x 5.92m
Kitchen	3.43 x 3.09m
Utility Room	1.92 x 3.30m
Cloak Room	2.74 x 1.68m
Garage	3.06 x 5.98m



ground floor plan

**First Floor Room Sizes**

Bedroom 1	3.13 x 4.98m
En-suite	2.62 x 1.65m
Bedroom 2	4.44 x 2.32m
Bedroom 3	4.44 x 2.32m
Study	3.13 x 1.65m
Bathroom	3.39 x 1.82m



first floor plan





# Specification

## **Internal Stairs**

*Redwood finishing to handrails HDR profile, 90mm Redwood stop chamfered newels, Redwood balustrade, Redwood stringers, MDF treads and ply risers*

## **Joinery Finishes**

*12x90mm MDF skirtings*

*70x12mm MDF facings to all door sets with mitred corners and redwood skirting blocks*

*Prefinished Oak flush doors with one and a half butt hinges in stainless steel finish in redwood frame*

*16mm diameter tubular Aero Deck safety lever door handles with polished and satin chrome finish on sprung rose with matched latch and keeper set with 2 No bolt through fixings Kelvin or equal wardrobe doors with mirrored toughened safety glass on sliding door track*

*MDF shelves and haffits with hardwood edging and chrome hanging rails*

*Skirting mounted sprung door stops with chrome finish as required*

## **Kitchens/Utility**

*Shaker style kitchen with 40mm postform worktops and upstands, Hotpoint integrated appliances including; single oven, gas hob, extractor hood, dishwasher and fridge freezer*

*Utility will have matching Shaker style kitchen with 40mm postform worktops and Stainless steel sink*

*Customer will have a choice of alternative kitchen design from our suppliers to the same value if they wish and where the construction program allows. Additional/alternative designs and or specifications will be provided at cost plus any additional fitting charges.*

## **Windows & Doors**

*Eurocell Modus UPVC White woodgrain finished triple glazed windows to provide 0.8W/m²K U-value. Composite external doors to provide 1.2W/m²K U-value.*

*All windows and doors to be designed, manufactured and installed in accordance with Secure by Design.*

*Garador-Hormann LPU40 woodgrain sectional double garage door with optional remote control operators*

## **Electrical**

*Polished chrome electrical fittings to ground floor, recessed downlighters as per plan*

*Low energy light fittings with LED lamps to be installed throughout*

## **Smoke Alarm**

*Grade D Smoke detectors to be optical in all areas except ionising detectors to be used outside areas with high levels of water vapour. Heat detectors to be used in kitchens.*

*Carbon monoxide detectors*

## **Central Heating**

*Atag LPG boilers and hot water cylinders, stelrad radiators with TRV's and Atag smart technology thermostat*

## **Sanitary Ware**

*White sanitary ware with chrome taps . Customer will have a choice of alternative sanitary ware from our suppliers to the same value if they wish and where the construction program allows. Additional/alternative designs and or specifications will be provided at cost plus any additional fitting charges.*

## **Drainage**

*Black uPVC rainwater gutters*

## **Decoration**

*All walls to have two coats Johnstone Cover Plus matt emulsion — Tori Grey.*

*All ceilings to have two coats Johnstone Cover Plus matt emulsion — Brilliant White.*

*Joinery finishes to have 1 coat primer, 1 undercoat and 1 coat Satinwood - White.*

*Stairs: Osmo Polyx to stringers, newels and handrails*

*Full height tiling to shower and bath enclosures and selected other areas as per plans*

*Hard flooring throughout the ground floor from the Karndean Palio Clic range, staircase, landing and bedrooms carpeted, bathrooms and en-suites vinyl from the Tarkett Goliath range*

## **External**

*Marschalls slab paths and granite chip surrounds and timber edging*

*Tarmac driveway with concrete kerbs*

*Front and rear gardens grass seeded*

*Trees and shrubs as per the landscaping layout plan*

*Cold water external taps*

# Location



## Directions

*Travel from Oldmeldrum towards Colpy on the A920 approx 4 miles, turn right signposted Cross of Jackston for 1 mile. Site is located on the right and indicated by our sale sign*