

OLLERTON OAK'S

SPECIFICATIONS

PLOTS 4,5,9,10,11 & 12.

KITCHEN

Individual, timeless kitchens combining innovative design with functionality.

Units & Cabinetry:

Vertical and horizontal combination. Contemporary, clean-line kitchen units.
Handle-less fronts, with soft motion drawers, hinges and cabinet opening.

Worksurface:

Complementing Quartz

Electrical Appliances:

Cooking:

Miele PureLine series with glass frontage and integrated operating controls.

The linear Miele design induces a sense of transparency to appliance combinations.



- Miele Induction Hob
- Miele Pureline Pyroclean Single Oven
- Miele Pureline Pyroclean Moisture Single Oven
- Miele Pureline Microwave
- Miele Extractor

Refrigeration:

NEFF with FreshSafe food preservation, ingredients stay fresher for longer. Includes MultiAirFlow temperature air distribution.

- Neff fully integrated larder fridge
- Neff fully integrated larder no frost freezer
- Full undermounted sink with mixer tap
- Neff fully Integrated Dishwasher with intelligent care

BATHROOMS – Villeroy & Boch



Villeroy & Boch bathroom and wellness products transform a functional space into a personal well-being oasis where character meets style.

MAIN BATHROOM:

- Vanity washbasins with cabinet module
Doors and drawers with SoftClosing mechanism and self-closing device
- Walk-in wellness shower with overhead rainfall head and flexible hand shower
- Tilled shower trays to main bathroom
- Central feature bath
- Wall mounted WC with dual flush plate

EN SUITE'S:

- Vanity washbasins with cabinet module
- Doors and drawers with SoftClosing mechanism and self-closing device
- Walk-in shower with overhead shower head and flexible hand-hose
- Wall mounted WC with dual flush plate

WC CLOAKROOM:

- Vanity washbasins with cabinet module
Doors and drawers with SoftClosing mechanism and self-closing device
- Wall mounted WC with dual flush plate

MASTER BEDROOM:

Bespoke, fully fitted wardrobes to master suite

UTILITY ROOM

- 40mm laminate worktop
- Stainless steel sink and drainer and mixer tap
- Plumbing for washer and dryer

INTERIOR FINISHES

- Full height, flush, prefinished doors
- Brushed stainless steel ironmongery
- Floors - Porcelain marble tiling to entrance, kitchen, utility, bathroom, en-suite's and WC Cloakrooms.
- Greige or similar wooden flooring to dining, lounge, study
- Minimalistic bullnose skirting boards and architraves
- Walls - Bathroom and En-Suite's - Porcelain marble tiling to wet walls
- All remaining walls and ceilings - Mist coat and 3 full coats decoration
- Contemporary staircase with frameless glass balustrade
- Brushed stainless steel switches and sockets

EXTERNAL FINISHES

- Hormann front door
- Motorised garage door with remote control
- Electric car charging point
- Minimal, aluminium frame, 'fingerlite' closing, energy efficient windows and doors.
- Patinated metal; smooth red sandstone and ceramic wall facades

HEATING, ELECTRICAL AND LIGHTING

- Underfloor heating with a liquid screed finish to the ground and first floors.
- Air source heat pump heating and hot water, with the comfort of manufacturer and installer ongoing careplan maintenance
- Feature, inset fire to main lounge
- Mechanical Fresh air ventilation to all habitable rooms.
- 4000 kelvin 'easy-change' downlighting
- BT/TV and Data points Cat 6 cable
- TV/Data points to all reception rooms and bedrooms
- High level TV point to Living Room
- External electrical point to rear of property

LANDSCAPING

- Large format paving to paths and patios
- Front driveways - Tobermore sienna driveway sets
- Front garden laid to lawn with hedging to Cheshire railings
- Rear gardens laid to lawn

- Vertical 'Cheshire style' railings to front gardens; 2m, close boarded timber fence to rear boundaries
- External water tap to garage and rear elevation

SECURITY

- Alarm keypads adjacent to front door.
- Front door – multipoint locking with suited keys
- 10 year New Home Warranty