

The Meole

3 Bedroom Semi-Detached or Detached House with Single Garage - 97m²



The Meole is an attractive three-bedroom home available as a semi-detached or detached house with a single detached garage. Benefiting from a large front-facing lounge and contemporary fitted kitchen/diner which opens onto the generous rear garden and patio area. The first floor enjoys three bedrooms which includes a master bedroom with ensuite shower room and a family bathroom. Additionally, there is parking for two vehicles.

Specification

General			
Data Point	Lounge		✓
	Bedroom 3		✓
USB/USB C Socket	Master Bedroom		✓
	Kitchen/Diner/Lounge		✓
Broadband	Fibre Optic		✓
Security Alarm	Wireless Bells Only	Pet Friendly Sensors	*
Outside Electrical Socket			✓
Outside Light	Front PIR		✓
	Rear PIR		✓
Sockets/Switches	White Plastic		✓
	Satin Nickel		*
Smoke/Heat Alarms			✓
Fire Suppression System	Misting Heads		✓
Door Chime			✓
Wall Paint	White	Matt Emulsion	✓
Ceiling Paint	White	Matt Emulsion	✓
Woodwork	White	Satin	✓
Internal Doors	White		✓
	Oak Veneer		*
Kitchen			
Worktop	40mm or 22mm Premium	With Matching Upstand	✓
	20mm Silestone	With Matching Upstand	*
Kitchen Choices	Koncept Range		✓
	Gallery Range		*
	Gallery Range	Luxury Range	*
Wall Tiling	Wall of Hob Only		✓
	Additional Wall Tiling		*
Induction Hob	4 Zone		✓
Oven	Double Oven	Electrolux	✓
Chimney Hood	Stainless Steel		✓
Integrated Dishwasher			✓
Integrated Fridge/Freezer	70:30		✓
Built In Waste Bin	Within a Cupboard		✓
Flooring	Ceramic Tiles	Kitchen Area Only	✓
		Dining Area	✓
		Plant Area	✓
Under Cupboard Lighting			*
Plinth Lighting			*
Sink	1.5 Bowl	Stainless Steel	✓
		White Ceramic	✓
Swan Neck Tap	Chrome		✓
Pull Out Spray Tap	Chrome		*
Downlighters	White Finish	Warm White	✓
Laundry Room			
Worktop	40mm or 22mm Premium	With Matching Upstand	✓
	20mm Silestone	With Matching Upstand	*
Kitchen Choices	Koncept Range		✓
	Gallery Range		*
	Gallery Range	Luxury Range	*
Wall Tiling	Tiled		*
Washer & Dryer Spaces	Spaces Only		✓
Flooring	Ceramic Tiles	Same as Kitchen	✓

WC			
Wall Tiling			SB
	Additional Wall Tiling		*
Flooring	Ceramic Tiles		✓
Light Switch	Switch Plate		✓
Sanitaryware	Contemporary Style	White	✓
Tap	Mono Mixer	Chrome	✓
Bathroom			
Wall Tiling			FHSB
	Additional Wall Tiling		*
Bath Screen	Splash Guard		✓
Flooring	Ceramic Tiles		✓
Sanitaryware	Contemporary Style	White	✓
Shower	Thermostatic Controlled	Standard	✓
Shaver Socket	White Plastic		✓
	Satin Nickel		*
Light Switch	Switch Plate		✓
Downlighters	White Finish	Warm White	✓
Radiator	White Towel Radiator		✓
Tap	Mono Mixer	Chrome	✓
Ensuite			
Wall Tiling			FHSB
	Additional Wall Tiling		*
Shower Cubicle			✓
Flooring	Ceramic Tiles		✓
Sanitaryware	Contemporary Style	White	✓
Shower	Thermostatic Controlled	Drench Head	✓
Shaver Socket	White Plastic		✓
	Satin Nickel		*
Light Switch	Switch Plate		✓
Downlighters	White Finish	Warm White	✓
Radiator	White Towel Radiator		✓
Tap	Mono Mixer	Chrome	✓
Garage			
Outside Light - Front	Black		✓
Double Sockets	White Plastic		✓
Up and Over Door	Manual Operation (White)		✓
	Automated Operation		*
	Additional Fobs		*
Heating			
Air Source Heat Pumps	Underfloor Heating	Ground Floor Only	✓
	Wall Mounted Radiators	First Floor Only	✓
	Power	6W	✓
Thermostat	Smart Heat Pump Controller	Web Based Controller	✓
Zoning	Dual Zones		✓
Miscellaneous			
Wardrobe to Master Bedroom			*
Additional Wardrobes			*
External			
Water Tap			✓
Upgrade to Future EV Charger	Power Supply Only		✓
Fences			✓
Turf	Rear Garden		✓
	Front Garden		✓
Landscaping	Front Garden		✓
Patio			✓
Rain Gardens			✓
Block Paved Driveways			✓

Key:

* - Optional Extras FHWC - Full Height (Shower/Bath) Half Height behind Sink & WC Wall Only
 SB - Splashback FHSB - Full Height (Shower/Bath) Splashback over Sink

Any optional extras are subject to build stage and are payable at point of order and are non refundable. Specifications correct at time of printing. SJ Roberts Reserves the right to amend if necessary.

