

**12 Tidworth Road, Porton, SP4 0NG**

**Broadleaf House & Field View House**

**Development Synopsis**

The construction of two large energy efficient new homes, with very generous room proportions and large outdoor entertaining spaces and attached oversized garages.

**Construction Specification.**

- Highly insulated traditional construction
- Predicted EPC of B
- Double glazed Aggate grey UPVC Windows and Doors
- Extensive Landscaping and planting
- 2 x Large Patio Areas per unit
- 100% energy efficient lights with 3 year Warranty
- Gas fired Underfloor Heating with Individual Heatmeiser Thermostats to the ground floor.
- Highly efficient Worcester Combi Boiler
- SMART Meters
- Hard Wired Alarm System
- Water softener
- Log Burner

## **Internals.**

### **Kitchen**

- Bespoke German Kitchen
- **Integrated NEFF A+ rated appliances to include:**
  - 80 cm Induction Hob,
  - 70/30 Integrated fridge freezer,
  - Full Size Oven
  - Separate Microwave Combination Oven,
  - Dishwasher.
  - Stone Worksurface with under-mounted sinks.
  - Porcelanosa Tiles
  - Caple Wine fridge

### **Ensuite**

- Porcelanosa tiles to walls and floor
- Duravit wall hung loo with soft close seat.
- Duravit Basin with double storage draw and Hans Grohe Tap
- Large shower with sliding door and HansGrohe I box rain head shower and hand held shower.
- Fitted Mirror
- Shaver Socket
- Towel Radiator with additional electrical element

### **Bathroom**

- o Porcelanosa tiles to walls and floor
- o Large separate shower with sliding screen
- Bath with Hansgrohe I box overflow filler
- Duravit Wall Hung Loo with soft close seat.
- Vanity unit with Storage Draw below, and Hansgrohe tap
- Fitted mirror
- Shaving Socket
- Towel Radiator with additional electrical element.

### **Internal Finishes**

- Porcelanosa Tiles to Kitchen, WC and Utility
- Wood Flooring to Hall.

- Carpet to Sitting Room, Study, Family Room, Stairs and Bedrooms.
- Solid Oak Doors with Satin Chrome Ironmongery and ball bearing hinges.
- Satin Chrome Switches to Kitchens
- Painted in range of Dulux Colours

### **Externals.**

- 2x Large patios, one at the rear of garden for BBQ by the fields.
- Drainage, water, electric and Comms installed for home office in rear garden (Home office not included)
- Landscaping to the front and rear
- 5 Bar gate
- Fully enclosed secure fencing
- Ample off road parking with gravel gridz

### **Mains Services :**

- Gas
- Electric
- Water
- Drainage
- BT and Virgin Ducts installed to property.

### **Warranties:**

- JJ Acquisitions Ltd 2 year Builders warranty.
- Advantage 10 year Structural Warranty
- SPIRE building control

### **About JJ Acquisitions Ltd:**

JJ Acquisitions are a highly bespoke top end residential developer. We create homes not houses, and our attention to detail does not waiver from initial concept through to handover. Our construction team are highly skilled experienced trades the majority of whom have worked with us numerous times. Our product selection is second to none and we choose the correct items for the home rather than the cost. We use branded white goods and appliances to ensure our clients have peace of mind from major manufacturers.

### **Purchase Methods**

- 1% non refundable deposit paid to JJ Acquisitions Ltd reserves your home and will be built to JJ Acquisitions Ltd Specifications. This will enable you to sell your home safe in the knowledge you have somewhere to move to.
- 10% Exchange of Contracts. If you are able to proceed to Exchange of Contracts in 28 working days and would like to have input and choices to the internal finished and specification then we would be delighted to work with you to ensure your new home is as personal as possible.

### **Possible Choices**

- Kitchen Door Types and Colours
- Granite Colours
- Tile choices throughout
- Wall colours -subject to agreement.
- Flooring Choices
- Appliance Choices

We are able to offer recommendations for excellent local companies to ensure your moving experience is as seamless as possible. The list includes.

- Removals
- Fitted Wardrobes
- Blinds
- Curtains.
- Further Landscaping and Planting