



THAKEHAM  
AT

WELBORNE

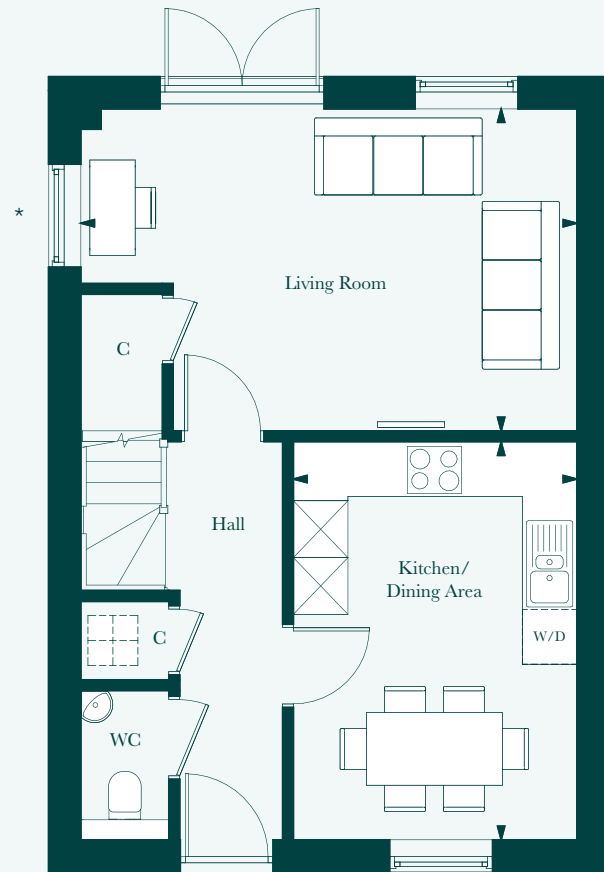
# *The Portland*

*3 bedroom home*



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3 bedroom home  
88 sq m | 947 sq ft



GROUND FLOOR

Living Room	5.4m x 3.5m	17'11" x 11'8"
Kichen/Dining	4.3m x 3.1m	14'4" x 10'3"

\* Window to plots 13, 15, 16, 29, 44, 72, 76, 79, 83, 87 & 107 only  
 † Window to plots 13, 15, 16, 29, 44, 71, 72, 76, 79, 83, 87, 104, 107, 121, 145, 150 & 152 only  
 ‡ Window to plots 13 & 152 only



FIRST FLOOR

Bedroom 1	2.9m x 2.8m	9'9" x 9'5"
Bedroom 2	3.1m x 2.3m	10'3" x 7'10"
Bedroom 3	2.3m x 3.8m	7'10" x 12'6"

- C Cupboard
- W Wardrobe
- Heat Pump
- W/D Washer/Dryer space
- Loft Hatch
- Heat Pump Cylinder
- Space for Wardrobe



## BEAUTIFULLY DESIGNED KITCHENS

- Shaker-style kitchen designs
- Soft close doors and drawers
- Laminate worktop and upstand
- Stainless steel sink, with cross head mixer tap by Vado
- Electrolux stainless steel oven
- Induction hob with integrated extractor hood
- Energy efficient integrated Electrolux dishwasher
- Energy efficient integrated Electrolux 70/30 split fridge/freezer
- Provision for washer/dryer in cupboard – where applicable

## STYLISH BATHROOMS

- Stylish white sanitaryware, with chrome accessories by Vado
- Floor standing concealed cistern WC
- White steel enamel bath with over bath shower screen, shower in en suite
- Deck mounted bath/shower mixer tap by Vado
- Feature traditional chrome towel rail
- Ceramic tiles to selected walls
- Stone effect Amtico flooring

## INTERIOR FINISHES

- Amtico vinyl flooring to hall, cloakroom, kitchen/dining, with Abingdon flooring in all remaining areas
- White 3 panel moulded doors, with complementary ironmongery
- White painted staircase, newel posts and handrail
- Coordinated single paint finish on wall and satinwood paint finish on all internal joinery
- Interior designed colour palette options

## ECOLOGY

- Hedgehog holes through gravel boards in fencing, to provide routes for hedgehogs where possible
- Integrated bat and bird boxes to selected homes

## SECURITY & PEACE OF MIND

- Mains fed smoke/heat detector, with battery backup
- 10 year NHBC Buildmark Warranty, including 2 year defect and emergency out of hours cover

## EXTERNAL

- 6 Panel Timber door with traditional stainless steel ironmongery
- UPVC double glazed Georgian style sash windows with polished chrome hardware
- French doors to dining/family area and living room – where applicable
- Closeboard or woven panel fencing to rear gardens – please speak to our Sales Team
- Landscaped front gardens and turfed rear gardens
- Paved paths and patio areas
- External tap in rear garden
- Black powder coated steel external wall lanterns

## HEATING, ELECTRICAL & LIGHTING

- Internal Water Source Heat Pump with Hot Water cylinder and separate Buffer Tanks
- Underfloor Heating to Ground Floor, with Fan Coil Units heating to all bedrooms (providing heating and comfort cooling) and radiator heating to other upper floor rooms (excluding walk-in wardrobes)
- Wi-Fi controllable Fan Coil units to bedrooms
- Programmable thermostat radiators (other upper floor rooms, excluding walk-in wardrobes) and underfloor heating (ground floor)
- LED downlights to hall, landing, kitchen, bathroom, en suite and cloakroom with pendant lighting in remaining areas
- Brushed steel socket to kitchen with white sockets and switch plates in all other areas with integrated USB charging in kitchen and bedroom 1
- Multi-gang grid switch for kitchen appliances
- White shaver socket in all bathrooms
- Lighting to all external doors with internal switch
- Connection to a site-wide gigabit-capable telecommunications network, which will include FIRS (Fibre Integrated Reception System) to distribute television and satellite services throughout the development
- Photovoltaic (PV) Panels to roof
- Electric car charging point



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