



RIVERSTONE  
**HOMES**

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# SPECIFICATION

**PLOT 1**

HANBURY FIELDS, TUR LANGTON

# INTERNAL SPECIFICATION

## **Kitchen and utility**

The kitchen and utility room will be expertly crafted using high-quality 18mm solid MFC carcasses, ensuring exceptional strength and durability. The cabinetry will feature elegantly painted timber painted doors, complemented by stunning quartz worktops. A pull-out spray tap will be installed in the kitchen, while the utility will include a sleek Monoblock tap. To complete the space, the kitchen will be fitted with a branded fridge/freezer, twin Neff single ovens, a Neff integrated dishwasher, and a vented induction hob.

## **Internal Doors**

Rich, solid timber doors with an oak finish with brass furniture will be installed adding a touch of warmth and natural elegance to the space.

## **Bathroom, ensuite and Cloakroom**

Sanitaryware will be provided by Roca, including vanity units and brassware, while showers will be by Hansgrohe. Bathrooms and ensuites will feature full-height tiling in shower areas, half-height tiling around baths, and behind WCs.

## **Flooring**

Carpets will be fitted on the sitting room, stairs, landing, all bedrooms. The bathroom will have tiled flooring, while the ensuite will feature LVT flooring. Tiles will be used in the Kitchen, utility, and dining/family area, with LVT flooring in the hall, WC, and study.

## **Stairs**

The staircase will be constructed from softwood, featuring painted newel posts and spindles, complemented by an oak handrail.

## **Windows and Doors**

Windows will be Agate Grey flush sash Eurocell. Bi-fold doors will be aluminum, and the front door will be a Solidor composite.

## **Heating**

To be provided by an Air Source Heat Pump, complemented by underfloor heating throughout the ground property for efficient and consistent warmth. traditional radiators to first floor with towel rails to bathroom and ensuites



# EXTERNAL SPECIFICATION

- Garage – Equipped with a manual up and over door
- Rear Garden – Fully turfed to provide a lush, green outdoor space.
- Patio & Pathways – A stylish patio area positioned at the rear bi-fold doors, seamlessly connected by a pathway leading to the front driveway.
- Landscaping – Thoughtfully designed decorative planting to the front, enhancing kerb appeal.
- Driveway – Professionally finished with block paving for a high-quality and durable approach.



# PROPOSED KITCHEN



# MOODBOARD



No. 241

Skimming Stone



# PREVIOUS PROJECTS

