



# BEAULIEU GATE

A COLLECTION OF TRADITIONAL  
STYLE 1 TO 4 BEDROOM  
TUDOR INSPIRED HOMES

## HOUSE SPECIFICATION

L&Q



COUNTRYSIDE  
Homes

# BEAULIEU GATE

## HOUSE SPECIFICATION

### KITCHEN

#### 2 & 3 BEDROOM HOUSES:

- Shaker style base and tall units in Onyx grey matt lacquer with twisted chrome handles
- Shaker style wall units with twisted chrome handles
- Under cupboard LED lighting below wall units
- Light grey quartz laminate worktop and upstand
- Single oven
- 4 ring induction hob with integrated extractor hood
- Full height glass splashback to hob
- 1 ½ bowl surface mounted sink with chrome mixer tap
- Integrated dishwasher
- Integrated fridge / freezer or separate fridge and freezer. Please speak to a Sales Consultant for details
- Washing machine integrated in kitchen or freestanding washing machine when in utility room / under stairs cupboard. Please speak to a Sales Consultant for details
- Amtico Spacia flooring

### KITCHEN

#### 4 BEDROOM HOUSES:

- Opera shaker style base and tall units in Onyx grey matt lacquer with twisted chrome handles
- Opera shaker style wall units in light grey matt lacquer with twisted chrome handles
- Snowy Ibiza stone worktop and upstand
- 1 ½ bowl undermounted sink with chrome mixer tap
- Under cupboard LED lighting in wall units
- Two single ovens
- 5 ring induction hob with integrated extractor hood
- Full height glass splashback to hob
- Integrated dishwasher
- Integrated fridge / freezer or separate fridge and freezer. Please speak to a Sales Consultant for details
- Washing machine integrated in kitchen or freestanding washing machine when in utility room / under stairs cupboard. Please speak to a Sales Consultant for details
- Amtico Spacia flooring

### UTILITY ROOM

#### (where applicable)

- Fitted units, colour to match kitchen
- Laminate worktop and splashback
- Single bowl sink with drainer and chrome tap
- Freestanding washing machine
- Flooring to match kitchen, please speak to Sales Consultants for further details

### BATHROOM

- White sanitaryware with chrome mixer taps
- Hand basin with recessed shelf below in Driftwood
- Single ended bath with Driftwood panel
- Thermostatic mixer tap and shower over bath with shower screen
- Floor mounted WC with soft close seat
- Heated chrome towel rail
- Full height tiling around main walls of bath, half-height to sanitaryware walls
- Amtico Spacia flooring

### EN SUITE (where applicable)

- White sanitaryware with chrome mixer taps
- Hand basin with recessed shelf below in Driftwood
- Thermostatic shower mixer with shower tray, shower head and sliding door
- Floor mounted WC with soft close seat
- Heated chrome towel rail
- Full height tiling around main walls of shower enclosure, half-height to sanitaryware walls
- Amtico Spacia flooring

### GENERAL FINISHES

- Fitted wardrobe to principal bedroom
- Semi-solid core doors painted white with matching skirting, architraves and staircase
- Chrome door furniture
- Walls painted in white
- Ceilings in Brilliant White
- Internal white UPVC windows

### FLOORING

- Amtico Spacia flooring to kitchens, utility rooms, open-plan kitchen / dining / living areas, separate dining rooms, hallways, WCs, bathrooms and en suites
- Abingdon Soft Shades carpet to remaining areas, please speak to Sales Consultants for further details

### HOME ENTERTAINMENT & COMMUNICATIONS

- Wiring only to aerial and satellite dish (aerial and satellite dish not provided)
- Fibre optic capability supplied to main data point to all houses (subject to future connection by purchaser)

### HEATING, LIGHTING & ELECTRICAL

- Gas fired central heating and hot water system with central programme
- Energy efficient downlighters to kitchens, utility rooms, hallways, bathrooms, en suites cloakrooms and WCs
- Pendant lighting to living / dining areas, separate living and dining rooms, landings and bedrooms
- White switches and sockets
- Honeywell thermostat
- Radiators with individual thermostatic controls
- Chrome heated towel rail to bathrooms
- Smoke alarms and heat detectors positioned where required throughout

### EXTERNAL

- Landscaped front gardens
- Rear garden rotavated and turfed
- Door bell
- Outside tap

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