

GOON RINSEY  
MEADOWS

ASHTON • CORNWALL

Home Specification

## Kitchen

	Tonnow	Kensey	Penpol
German built fully fitted kitchen with soft close to doors and drawers	•	•	•
20mm Silestone worktops to kitchen	•	•	•
38mm Duropal Laminate to utility			•
Neff Single Oven	•	•	•
Neff Combi Oven	•	•	•
Neff 4 zone induction hob	•	•	•
Neff built in 70/30 split fridge/ freezer	•	•	•
Neff built in extractor with LED lights	•	•	•
Neff built in dishwasher	•	•	•
Neff built in washing machine	•	•	
Blanco stainless Steel 1.5 bowl undermount sink with Dual lever tap	•	•	•
Blanco single bowl inset sink with dual lever tap to utility			•

## Heating & Ventilation

Air sourced heat pump feed underfloor heating to ground floor and radiators to first floor	•	•	•
Chrome heated towel rails to bathroom and en-suite	•	•	•
Mechanical ventilation and heat recovery throughout	•	•	•

## Bathrooms

White sanitaryware with chrome fittings	•	•	•
Wall hung rimless Roca Wc's	•	•	•
Roca Anthracite grey vanity units to bathroom and en-suite	•	•	•
Mirror with integral light and dimista to bathroom and en-suite	•	•	•
Semi-pedestal basin to cloakroom	•	•	•

## Internal Finishes

	Tonnow	Kensey	Penpol
Light Oak Veneered doors with contemporary door furniture	•	•	•
White emulsion to ceilings and walls	•	•	•
White gloss woodwork with hardwood handrail to staircase	•	•	•

## Lighting & Electrical

Openreach fibre to premises	•	•	•
Terrestrial TV aerial	•	•	•
TV points in living room, study and dining area and master bedroom			•
TV point to living room and master bedroom	•	•	
External Lights to all entrance doors	•	•	•
LED downlights to kitchen area	•	•	•

## External

White Upvc tilt and turn windows	•	•	•
External doors with multipoint locking - front door in Chatwell Green	•	•	•
Landscaping to front gardens, turfed rear gardens	•	•	•
External tap to rear	•	•	•
Chartres paving patio full width of property deep	•	•	•
Power and light to garages with personnel doors	•	•	•
7.0 Kw EV Charger	•	•	•

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