

M&M, Alderbury, SP5 3EA

A bespoke Four bedroom 2 bathroom family home, with Utility room, large Kitchen Diner and sitting room with log burner. Four double bedrooms one en-suite, separate study area to the landing and large loft with ample storage.

Construction Specification.

Internals.

Kitchen

- Bespoke contemporary Kitchen with integrated Siemens appliances to include: Hob, 70/30 Integrated fridge freezer, double eye level oven, Dishwasher.
- Large Kitchen/Diner with area for table and additional sofa area.
- Double glazed patio doors.
- Porcelanosa tiles throughout the downstairs Kitchen/Diner/Hall/WC and Utility
- Underfloor Heating throughout the downstairs and radiators to first floor.
- Solid internal doors with satin chrome Ironmongery.
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Bathroom and Ensuite

- Ensuite and Bathroom to have Hans Grohe showers and taps with 20 year warranty.
- En-suite consist of Shower quadrant, Wall Hung WC and Basin Unit with Storage draw pocket door to the en-suite.
- Family Bathroom consisting of: Bath with Hans Grohe Shower/Bath filler, Shower screen, concealed Gebrit Cistern and back to wall pan. Wall mounted basin unit with Storage draw.
- Porcelanosa tiles

Other notable Items:

- Gas fired Combi Boiler
- Double glazed Windows and Composite front door.
- Study area on upstairs landing area.
- Log Burner in Sitting room
- Carpet to stairs and upstairs and sitting room
- Loft hatch with ladder and storage and light.

- Fully wired TV aerial.

Externals.

- Large Maintenance free patio.
- Off road parking
- Established hedging
- Secure enclosed rear garden.
- Fully turfed.
- Potential for car port subject to planning.

Services and Energy Efficiency

- Gas fired Worcester Boiler
- Smart Meters
- Highly insulated.
- Predicted EPC: B
- BT duct in place ready for connection to tv point.
- Low energy lights throughout.
- Mains Services throughout.
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Construction:

- Traditional Block and Brick construction.
- High levels of Insulation.

Warranties:

- JJ Acquisitions Ltd 1 year snagging warranty.
- NHBC 10 year Structural Warranty

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 and



The Old Corn Store, Coach Road, West Tytherley, Salisbury, Wiltshire, SP5 1LB

our target demographic rather than the cost. We use branded white goods and appliances to ensure our clients have peace of mind from major manufacturers.