



- Porcelanosa Smart exposed shower valve.
 - Porcelanosa City N Shower pack.
 - AP 95735 over bath screen.
 - Porcelanosa 1/2 height tiling to appliance walls chosen by Purchaser if reserved early enough.
 - Porcelanosa fully tiled floors chosen by the Purchaser if reserved early enough/Purchaser if reserved early enough.
- MECHANICAL**
- Air Source Heat pump central heating and hot water boiler.
 - Stair radiators to all rooms.
 - Chrome towel rails to bathroom operated off both general heating system and electric for summer use.
 - Zoned heating controls to each room.
 - Centralised PIV Ventilation system with supplemental independent fans to specific areas where required.
- ELECTRICS**
- Electric sockets and switches by BG Evolve White (See plans for locations).
 - A USB Socket from the BG Evolve range to Lounge, Kitchen/Family area, Bedroom 1.
 - LED's recessed ceiling lights by Lucaco FTR6WZDW

- Architraves are 65mm Pencol round pattern.
- Internal doors are White painted patterned style with chrome ironmongery.
- The staircase has oak handrail, white painted spindles, newel posts and strings.

- All fascia boards and soffits boards are UPVC.
- All gardens are turfed front and rear with added landscaping as per the approved landscape plan.
- The driveways are macadamised with black paved edging kerbs.
- The footpaths and patio areas to each plot are stone coloured textured paving slabs 450 x 450.
- Each plot has an external electrical double socket.
- Each plot has an EV Charger: BG Sync EV EVWC2370.
- All properties have double glazed UPVC windows with lockable chrome handles to the ground floor.
- Front doors are Premium GSD with 3 point locking security system, chrome handles and security chain.
- Decorative security lighting to the front and rear doors operated with PIR's, Lucaco LEXDSSUDP88K.

- Laminet worktops and upstands to the kitchen to complement the kitchen unit chosen by the purchaser if reserved earlier enough.
 - Kitchen undermount sink to be 1.5 bowl with Dares Tap.
 - Single Oven Electrolux KCGF6080K.
 - Electrolux Induction hob 60cm LIB60420C.
 - Electrolux Freestanding Washing machine.
 - Cooker Chimney hood Electrolux LFC390X.
 - Integrated dishwasher.
 - Electrolux Integrated fridge freezer.
 - Fully tiled floor to Kitchen and Utility from Porcelanosa range chosen by purchaser if reserved early enough.
- WET ROOMS**
- Cloaks WC Porcelanosa Urban CC.
 - Cloaks Porcelanosa basin Urban C 45cm.
 - Urban Porcelanosa Semi pedestal.
 - 28 Basin Tap Hotels single lever mixer.
 - 29 Porcelanosa tiles 1/2 height to WC wall chosen by Purchaser if reserved early enough.
 - 30 Porcelanosa tile splash back to basin chosen by Purchaser if reserved early enough.
 - 31 Fully tiled Porcelanosa floor chosen by Purchaser if reserved early enough.

The Denbigh Tenford Lane

Tea, Tea, ST10 4EN

**** DISCOUNT TO MARKET SCHEME ** DOMUS COLLECTION ** RULES APPLY ** SEE BELOW TO FULL DETAILS ****

Escape to the base of the Peak District and experience the perfect residential retreat at Upper Tea. This beautiful two-bedroom property, located in North Staffordshire, boasts stunning high-quality features and fittings as standard. Make your dream of living at Upper Tea a reality and enjoy the blissful living experience it offers.

£177,950

The Denbigh Tenford Lane

Tean, Tean, ST10 4EN



- **** DISCOUNT TO MARKET HOMES ****
- **DOMUS COLLECTION**
- **READY FOR CHRISTMAS MOVE IN**

Discount to Market Scheme

Key Features

The Denbigh

Location

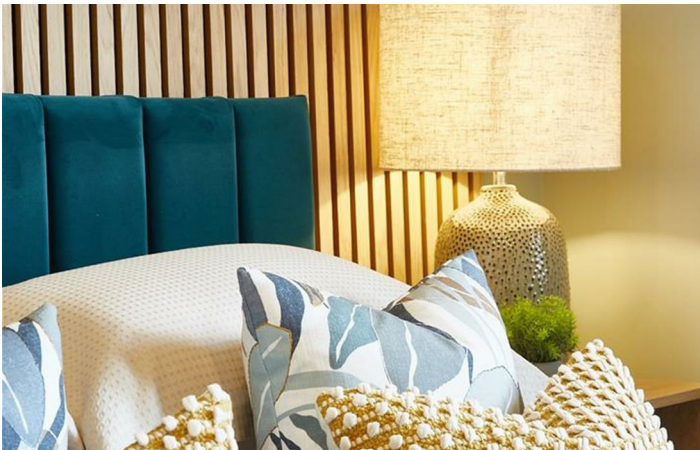
Why Choose Markden Homes?

Floorplan Overview

Disclaimer



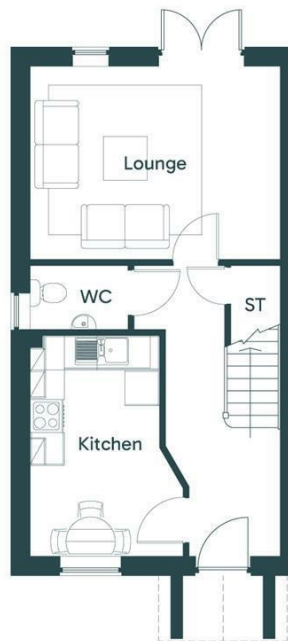
Directions



Denbigh  2 bedrooms



Ground Floor



First Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 