



Argenti



A stunning architecturally designed spacious luxury home

TOWNCOURT HOMES





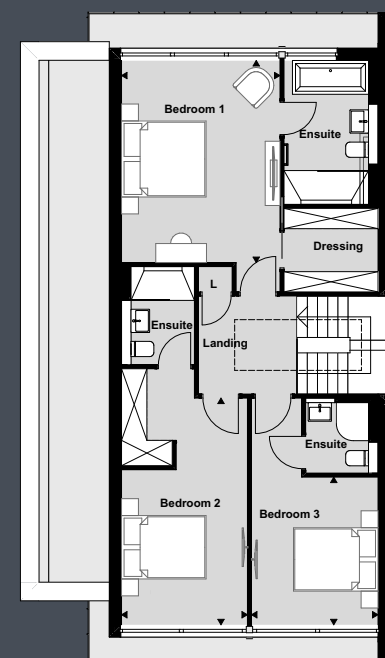
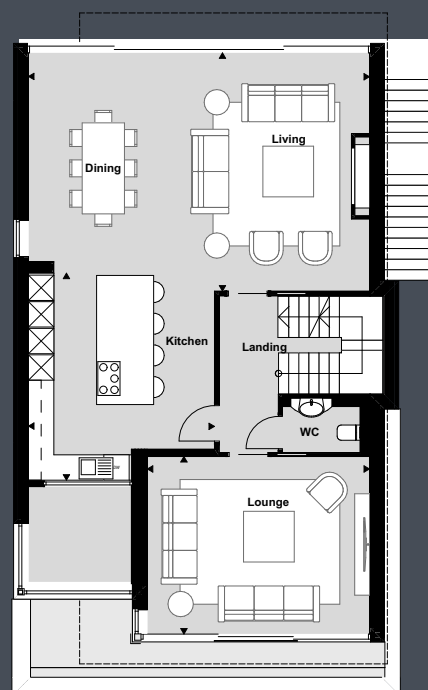
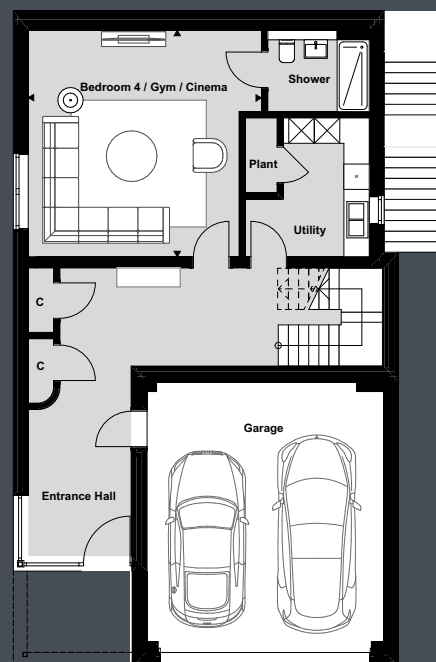
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# Argenti



Bed 4/Gym/Cinema: 5.36m x 5.52m (17'7" x 18'1")  
Lounge: 4.20m x 5.26m (13'9" x 17'3")  
Living / Dining Room: 5.64m x 8.07m (18'6" x 26'6")  
Kitchen: 4.90m x 4.40m (16'1" x 14'5")

Master Bedroom: 4.78m x 3.75m (15'8" x 12'4")  
Bedroom 2: 5.37m x 2.98m (17'7" x 9'9")  
Bedroom 3: 3.50m x 3.00m (11'6" x 9'10")





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# Specification

## General

- Contemporary home with significant architectural detailing
- 10 Year New Build Warranty

## Finishing Touches

- Oversized contemporary bespoke dark doors throughout
- Brushed antique brass door handles with hammered finish
- Electric 3 sided glass fireplace to Living Room
- Fitted Italian Novamobili wardrobes to primary bedroom & bedroom 2
- Porcelanosa vinyl herringbone flooring to bed4/gym/ cinema and lounge
- Tiled floor to entrance hall, utility, first floor landing, kitchen/dining/living and all bathrooms
- Tiled and plastered garage
- Luxurious fitted carpet to all bedrooms

## Heating & Hot Water

- Zoned water based underfloor heating throughout
- Gas powered system boiler
- 300 litre hot water cylinder
- Water based heated towel rails

## Electrical

- LED downlights throughout with dimmable switches to living areas
- 5amp lighting points to allow wall switching of lamps to principal rooms
- Cat6 cabling to support hard wired internet access to TVs
- Sockets with built-in USB points to bed side positions
- Satellite and aerial to receive Freeview or SkyQ
- Solar PV panels mounted on the flat roof

## Kitchen / Utility

- Contemporary handleless Leicht kitchen, Venato Oro quartz worktop, silver mirrored glass splash backs and large feature island unit
- Brushed steel single lever monobloc kitchen tap and waste, with under mounted contemporary square stainless steel basin
- Fully integrated appliances to include Siemens self-cleaning oven and oven/microwave combi, Siemens Fridge, Siemens Freezer, Siemens dishwasher, Novi induction hob, with built-in downdraft extraction, and wine cooler
- Contemporary Leicht utility with a Leicht laminate worktop with space underneath for a washing machine and tumble dryer

## Bathrooms / En-suites

- En-suites to master bedroom, bedroom 2 and 4 to feature large 'walk-in' showers with floor to ceiling glass screen, 2-way concealed shower valve with both overhead shower and hand shower
- Each bathroom to feature either wall hung cabinet or wall hung vanity unit
- Wall hung toilet with concealed cistern
- Stylish tiling using large format porcelain tiles

## Security

- Audio/video intercom system
- High security locks
- Fitted intruder alarm with ability to link to monitoring service
- Remote control sectional garage door
- Remote control sliding gates

## External Areas

- South facing tiered private garden
- Porcelain paving to rear terrace
- Generous planting throughout with low maintenance artificial grass
- Block paved driveway



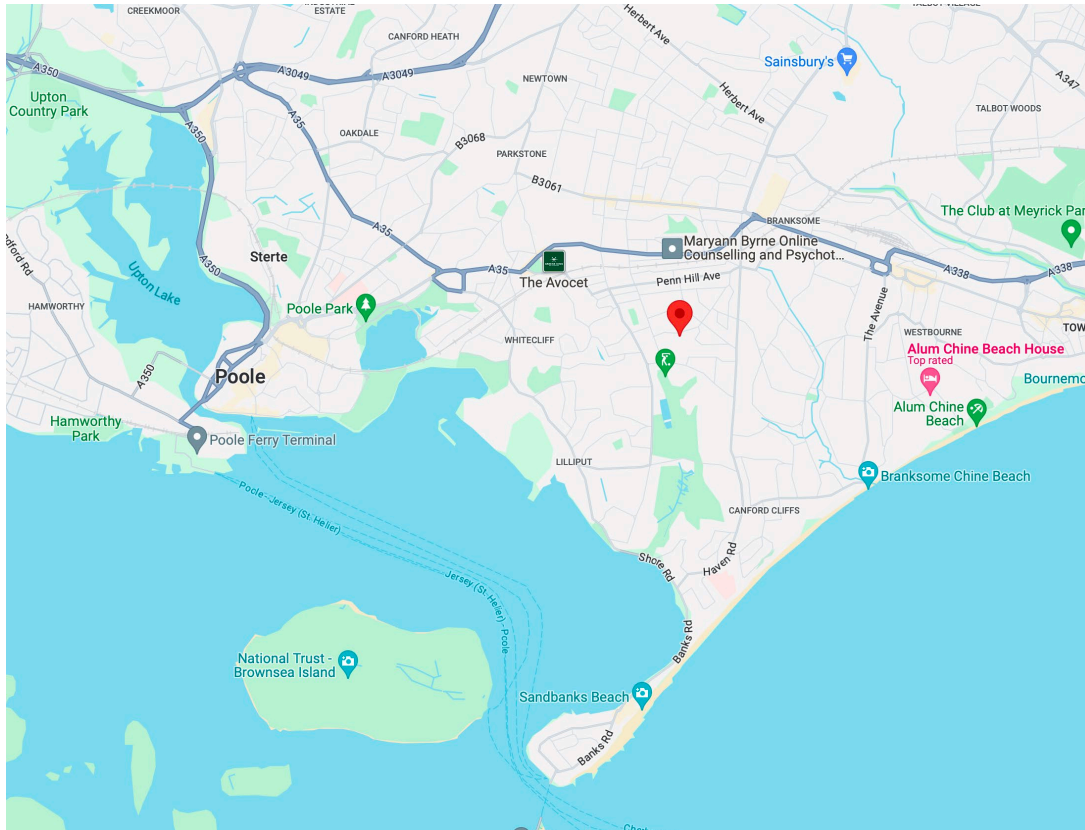








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Important Note: These details are intended to give a general indication of the proposed development and floor layouts and are believed to be correct at the time of printing. Towncourt Homes reserve the right to make any changes thought necessary to the development, individual specifications, or floor layouts at any time. The contents of these particulars do not constitute an offer or form any contract or inducement of any such contract. All dimensions scaled from architect's drawings. Final dimensions may vary slightly.

Last updated 31st Jan 2025