



## ALDINGTON ~ EXTERNAL SPECIAL FEATURES

- Decorative Electronically controlled gates for security and ease of access/egress.
- Video intercom connection to the Front Door, Master Bedroom First Floor Landing and Second Floor Landing.
- Traditional Front Boundary decorative galvanised steel railings on a solid granite plinth with hand crafted traditional finial details.
- Extensive secure off street parking on front clay paved driveway.
- Front driveway comprises Penter Klinker clay brick paving laid in a Herringbone design.
- Landscaped areas set out with solid granite kerbing with hand crafted traditional moulded details and mature planting.
- County Red Smooth Wilnecote red brick finish to all elevations to capture the unique character and period style of the Foxrock area.
- Solid granite quoins with handcrafted traditional chamfered details to all elevations.
- Solid granite boot style cills to all windows.
- Solid granite plinths with hand crafted traditional moulded details to all elevations.
- Solid granite steps with traditional Bull nose details to all exterior doors.
- Solid granite ramp with handcrafted traditional moulded details for wheelchair access to front door.
- Traditional corbelled brick chimneys with decorative brick capping and ornate "Dublin" clay pots.
- Traditional solid Mahogany four panelled front door and side screens glazed with featured hand crafted leaded and bevelled glass.
- Victorian style open porch with solid granite tiling to floor and natural slate roof canopy finish.
- Feature period style bay windows.
- Traditional Victorian Sash windows with Wilnecote brick reveals detailed with bull nosed cant bricks.
- All windows are double glazed and made from highest quality uPVC to provide highest possible insulation values and a maintenance free finish.
- Solid antique brass Sash fittings to all windows.
- Traditional moulded aluminium gutters with traditional round aluminium down pipes and fittings.
- High quality uPVC Fascias and Soffits in traditional black fascia and white soffit for a maintenance free finish.
- Natural Slate roofs with clay ridge tiles.
- Large south facing rear garden tastefully landscaped providing a quality mature lawn.
- Luxury boundary wall of Wilnecote brick finish with brick piers and solid granite handcrafted traditional moulded caps and copings.
- Rear patio areas and side passageways finished in solid granite paving.
- Brick constructed outbuilding with granite plinth, cills, steps, and natural slate roof.
- Outbuilding contains tasteful hand painted framed kitchen and granite worktops and granite upstand with integrated sink, electric supply and sockets. Outbuilding fully tiled in Italian Porcelain tiles.
- Outbuilding also contains separate WC and WHB. This is also fully tiled in Italian porcelain tiles.
- South facing solar panels.
- Traditional Stand Up Cast Iron Swan Neck Harte Design Lighting in Front and Rear Garden.
- Extensive full perimeter security lighting.
- 2 No external taps servicing front driveway and rear garden.

### BER Details

BER : B1  
 Ber No. 100951839  
 Energy Performance Indicator :  
 83.98 kWh/m2/yr

**BER B1**

