

# Specification at Bailey Green

Homes at Bailey Green benefit from the following:

## KITCHEN

Choice of kitchen units and work surfaces \*

Choice of quartz splashback behind hob \*

Undermounted composite sink and drainer with chrome mixer tap

USB plug socket

4-ring gas hob (plots 1-5, 7-10, 16 & 17)

5-ring gas hob (plots 6, 11-15)

Vented cooker hood

Integrated single oven (plots 1-5, 7-10, 16 & 17)

Integrated single oven with additional combination microwave oven (plots 6, 11-15)

Integrated fridge/freezer

Integrated dishwasher

Mains wired heat detector with battery back up

Choice of ceramic floor tiles \*

## CLOAKROOM & BATHROOMS

White sanitary ware

Chrome taps and fittings

Vanity unit to cloaks

Chrome thermostatic showers

Chrome shaver sockets in bathroom and en suite

Choice of ceramic wall and floor tiling \*

Chrome towel radiators to bathroom & en suite

## BEDROOMS

Choice of fitted wardrobes in the master bedroom \*

Choice of fitted wardrobes in the guest bedroom (plots 6-17) \*

## DOORS & WINDOWS

Composite Victorian style front door with multi-point locking system

Chrome door handle & letterbox

Oak-veneer internal doors with chrome furniture

White uPVC double-glazed windows and secondary doors

## ELECTRICAL

Brushed chrome sockets and switches

Brushed chrome media panel to living room

SkyQ compatible satellite dish and digital TV aerial

Fibre broadband installed direct to the property

White downlights to kitchen, utility, bathroom and en suite

Mains wired smoke detectors with battery back up

Lighting and power supply to loft

## HEATING & HOT WATER

A gas-fired central heating system is installed with dual zones

High-efficiency Combi boiler (plots 1-5)

High-efficiency System boiler (plots 6-17)

## GENERAL

Off-white painted walls & ceilings

White painted staircase with oak handrail (plots 1-5)

Oak staircase with oak handrail (plots 6-17)

White painted architrave and skirting

Choice of carpets throughout except where tiled \*

## EXTERNAL

Boundary treatments as per fencing plan

Hard & soft landscaping as per landscaping plan

Outside tap

Block paved road and driveways

Black external lighting to front and rear elevations

Private bollard light(s) as per landscaping plan

House number plaque

## GREEN FEATURES

Solar panels to all homes

Energy efficient lighting throughout

Electric vehicle charging points

Solar iBoost (plots 6-17)

Bat/bird boxes located across the development

Hedgehog holes in fencing

\* subject to stage of build at time of reservation