

## Specification

KITCHEN	ALL HOMES
Choice of fitted kitchen units and work surfaces with matching upstands and under unit lighting *	●
Splashback behind hob	●
Stainless steel sink & drainer with chrome effect taps	●
Ceiling downlighters	●
Gas hob (60cm)	●
Electric single oven	●
Chimney style cooker hood	●
Integrated fridge/freezer	●
Integrated dishwasher	●
Washing machine space in utility room	●
Tumble dryer space in utility room	●
Mains wired heat detector, with battery backup	●
Choice of ceramic floor tiles *	●

BATHROOM, CLOAKROOM AND EN SUITE	ALL HOMES
White sanitary ware	●
Chrome effect accessories	●
Choice of co-ordinating floor and wall tiling *	●
Thermostatic shower in en suite	●
Thermostatic chrome towel rails	●
Shaver sockets in main bathroom and en suite	●

BEDROOMS	ALL HOMES
Fitted wardrobes in master bedroom	●
Media panel in master bedroom	●

DOORS AND WINDOWS	ALL HOMES
Front door - GRP with patterned glass	●
Multi point locking system to external doors	●
Back door – UPVC door in white finish	●
Internal doors – 4 panel oak veneered	●
Polished chrome effect door furniture	●
Sealed double glazed UPVC windows in white finish	●

DOORS AND WINDOWS (cont.)	ALL HOMES
UPVC double opening French doors in white finish to patio area	●
Garage door – steel up and over with painted finish	●

GENERAL	ALL HOMES
Off white painted walls with smooth white ceilings	●
Media panels in lounge and family room/kitchen	●
Satellite dish and aerial installation	●
Multi telephone points	●
Full gas central heating with Combi Boiler	●
Square top radiators with thermostatic valves	●
Staircase with spindles and matching newels in white paint finish	●
Electric sockets and switch plates in polished chrome effect with rounded profile	●
Energy efficient lighting throughout	●
Mains wired smoke detectors, with battery back-up	●
Chrome effect illuminated push doorbell with transformer	●
External lights situated to front and rear doors	●
Architrave and skirting boards with white paint finish	●
Lighting and power supply to garage	●

SERVICES	ALL HOMES
All mains services	●

EXTERNAL FEATURES	ALL HOMES
All boundaries to be a minimum 1.8m vertical boarding unless hedge boundary	●
Timber gates included as per the development plan	●
Good standard turf to both front and rear gardens	●
Landscaping as indicated on the development plan	●
Concrete flag paving as indicated on the development plan	●
Block paving in brindle and charcoal for roads, drives and parking areas	●
Acoustic fencing as indicated on the development plan	●

\* Subject to stage of construction