

Specification

KITCHEN	THE POPLAR	PINE LAUREL HAWTHORN
Choice of kitchen units and work surfaces*	●	●
Glass splashback behind hob	●	
Stainless steel sink and drainer with chrome effect taps	●	●
Ceiling downlighters	●	●
USB plug socket	●	●
NEFF 4 ring gas hob	●	
NEFF 5 ring gas hob		●
NEFF 60cm box hood	●	
NEFF 90cm box island hood		●
NEFF electric single oven	●	●
NEFF integrated microwave	●	
NEFF combination microwave oven		●
NEFF integrated fridge freezer	●	●
NEFF integrated dishwasher	●	●
Utility room with sink and space for a washing machine and dryer	●	●
Mains wired heat detector with battery back up	●	●
Choice of ceramic floor tiles to continue into family room *	●	●

CLOAKROOM, BATHROOM, AND EN SUITES	ALL HOMES
VitrA white sanitary ware	●
Grohe chrome taps and fittings	●
Grohe chrome thermostatic showers	●
Chrome thermostatic towel rails in bathroom and en-suites	●
Chrome shaver sockets in bathroom and en-suites	●
Choice of ceramic floor and wall tiling *	●

BEDROOMS	ALL HOMES
Choice of fitted Hammonds wardrobes to master bedroom *	●
Chrome media panel to master bedroom	●

DOORS AND WINDOWS	ALL HOMES
Composite GRP Victorian style front door with chrome door furniture	●
Multi point locking system to external doors	●
Four panel oak veneered internal doors	●
Polished chrome effect door furniture	●
White finished UPVC sealed double glazed windows	●
White finished UPVC french doors to patio	●
Black painted up and over garage doors	●

ELECTRICAL	ALL HOMES
Solar PV panels to roof with iBoost function	●
Polished chrome sockets and switches throughout	●
Chrome media panels to living room and family room	●
SkyQ compatible satellite dish and digital TV aerial	●
Fibre broadband installed to the property	●
Energy efficient lighting throughout	●
Spotlights to kitchen, bathroom and en-suites	●
Door chime	●
Mains wired smoke detectors with battery backup	●

HEATING	ALL HOMES
Gas central heating with high efficiency system boiler	●
Square top radiators with thermostatic valves	●

GENERAL	ALL HOMES
Off white painted walls with smooth white ceilings	●
White painted staircase and handrail	●
White painted arcitrave and skirting	●
Choice of carpets throughout *	●
Lighting and power supply to loft	●

EXTERNAL FEATURES	ALL HOMES
1.8m high timber fence where specified	●
Timber gates to rear	●
High quality turf to front and rear gardens	●
Outside tap	●
Soft landscaping as per plan	●
Riven Buff flagged paving as per plan	●
Bird Box and Bug Hotel	●
Block paving in brindle and charcoal to roads, drives and parking areas	●
External lights at front and rear doors	●
Bollard lighting to the end of drives	●
Lighting and power supply to garage	●
Electric vehicle charging point to garage	●
External power socket	●