

## Specification

KITCHEN	THE SPRUCE	HOLLY POPLAR	PLUM DAMSON MULBERRY HAWTHORN
Choice of kitchen units and work surfaces *	●	●	●
Stainless steel splashback behind hob	●	●	
S/Steel sink and drainer with chrome effect mixer tap	●	●	●
Energy efficient LED ceiling downlighters	●	●	●
USB plug socket	●	●	●
4 ring gas hob	●	●	
5 ring gas hob			●
60cm box hood	●	●	
90cm box island hood			●
Electric single oven	●	●	●
Integrated microwave		●	
Combination microwave oven			●
Integrated fridge freezer	●	●	●
Integrated dishwasher	●	●	●
Utility room with sink and space for a washer and dryer	●	●	●
Mains wired heat detector with battery back up	●	●	●
Choice of ceramic floor tiles *	●	●	●

CLOAKROOM AND BATHROOMS	THE SPRUCE	HOLLY POPLAR	PLUM DAMSON MULBERRY HAWTHORN
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 wall and floor tiling*	●	●	●

BEDROOMS	THE SPRUCE	HOLLY POPLAR	PLUM DAMSON MULBERRY HAWTHORN
Choice of fitted Hammonds wardrobes to master and bedroom *	●	●	●
Chrome media panel to master bedroom	●	●	●

DOORS AND WINDOWS	THE SPRUCE	HOLLY POPLAR	PLUM DAMSON MULBERRY HAWTHORN
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	THE SPRUCE	HOLLY POPLAR	PLUM DAMSON MULBERRY HAWTHORN
Solar PV Panels to roof	●		
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 direct to the property	●	●	●
Energy efficient lighting throughout	●	●	●
Spotlights to kitchen, bathroom and en suites	●	●	●
Door chime	●	●	●
Mains wired smoke detectors with battery back-up	●	●	●

HEATING	THE SPRUCE	HOLLY POPLAR	PLUM DAMSON MULBERRY HAWTHORN
Dual zone gas central heating with high efficiency combi boiler	●		
Dual zone 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 architrave and ceiling	●
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	●
Outside power socket	●
Soft landscaping as per plan	●
Riven buff paving as per plan	●
Block paving in brindle and charcoal to roads and drives	●
External lights to front and rear doors	●
Electric vehicle charging point to garage	●
Bird box and bug hotel	●