

Silverne Place

WHITBY

Specification

KITCHEN

	ACER ELDER	SPRUCE	HOLLY / POPLAR WHITE POPLAR	DAMSON HAWTHORN
Choice of kitchen units and work surfaces*	■	■	■	■
Stainless steel splashback behind hob	■	■	■	■
Stainless steel sink and drainer with chrome mixer tap	■	■	■	■
USB plug socket	■	■	■	■
4 ring gas hob	■	■	■	■
5 ring gas hob				■
60cm box hood	■	■	■	
90cm box island hood				■
Electric single oven	■	■	■	■
Integrated combination microwave oven				■
Integrated fridge freezer	■	■	■	■
Integrated dishwasher	■	■	■	■
Mains wired heat detector with battery back up	■	■	■	■
Choice of ceramic floor tiles*	■	■	■	■

CLOAKROOM AND BATHROOMS

	ACER ELDER	SPRUCE	HOLLY / POPLAR WHITE POPLAR	DAMSON HAWTHORN
White sanitary ware	■	■	■	■
Chrome taps and fittings	■	■	■	■
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

	ACER ELDER	SPRUCE	HOLLY / POPLAR WHITE POPLAR	DAMSON HAWTHORN
Choice of fitted Hammonds wardrobes to master bedroom*	■	■	■	■

DOORS AND WINDOWS

	ACER ELDER	SPRUCE	HOLLY / POPLAR WHITE POPLAR	DAMSON HAWTHORN
Composite GRP Victorian style front door with chrome door furniture	■	■	■	■
Multi point locking system to external doors	■	■	■	■
Oak veneered internal doors	■	■	■	■
White finished UPVC sealed double glazed windows	■	■	■	■
White finished UPVC French doors to patio	■	■	■	■
Black up and over garage doors		■	■	■

ELECTRICAL

	ACER ELDER	SPRUCE	HOLLY / POPLAR WHITE POPLAR	DAMSON HAWTHORN
Solar PV Panels to roof	■	■	■	■
Solar PV panels to roof, with iboost function			■	■
Chrome sockets and switches where specified	■	■	■	■
Chrome media panel to living room or family room*	■	■	■	■
SkyQ compatible satellite dish and digital TV aerial	■	■	■	■
Fibre broadband installed direct to the property	■	■	■	■
Energy efficient lighting throughout	■	■	■	■
White downlights to kitchen, utility, bathroom and en suites	■	■	■	■
Mains wired smoke detectors with battery back up	■	■	■	■

HEATING

	ACER ELDER	SPRUCE	HOLLY / POPLAR WHITE POPLAR	DAMSON HAWTHORN
Dual zone gas central heating with high efficiency combi boiler	■	■		
Dual zone gas central heating with high efficiency system boiler and hot water system.			■	■
Square top radiators with thermostatic valves	■	■	■	■

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GENERAL

- Off white painted walls with smooth white ceilings
- White painted staircase and handrail
- White painted architrave and skirting
- Choice of carpets throughout except where tiled*
- Lighting and power supply to loft

EXTERNAL FEATURES

- Boundary fence as per plan
- Timber gate
- Turf to front and rear gardens
- Outside tap
- Soft landscaping as per plan
- Paving as per plan
- Block paving to drives
- External lighting to front and rear doors
- Bollard light on brick plinth
- Electric vehicle charging point
- Shed
- House number

	ACER ELDER	SPRUCE	HOLLY / POPLAR WHITE POPLAR	DAMSON HAWTHORN
Off white painted walls with smooth white ceilings	■	■	■	■
White painted staircase and handrail	■	■	■	■
White painted architrave and skirting	■	■	■	■
Choice of carpets throughout except where tiled*	■	■	■	■
Lighting and power supply to loft	■	■	■	■
Boundary fence as per plan	■	■	■	■
Timber gate	■	■	■	■
Turf to front and rear gardens	■	■	■	■
Outside tap	■	■	■	■
Soft landscaping as per plan	■	■	■	■
Paving as per plan	■	■	■	■
Block paving to drives	■	■	■	■
External lighting to front and rear doors	■	■	■	■
Bollard light on brick plinth	■	■	■	■
Electric vehicle charging point	■	■	■	■
Shed	■			
House number	■	■	■	■