

New Build Specification

All of our new build homes 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
- Vented cooker hood (Cedar only)
- Self-circulating cooker hood with filter (Copper Beech only)
- Integrated single oven (Cedar only)
- Integrated combination microwave oven (Cedar only)
- Built-under single oven (Copper Beech only)
- Integrated fridge/freezer
- Integrated dishwasher
- Mains wired heat detector with battery back up
- Choice of ceramic floor tiles *
- Wall cupboards to Utility if applicable (Copper Beech only)

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 *

DOORS & WINDOWS

- Timber cottage-style front door with multi-point locking system
- Black door handle & letterbox
- Oak veneer internal doors
- White timber sealed double glazed windows
- White aluminium bi-fold 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

- Combi boiler

GENERAL

- Off-white painted walls & ceilings
- White painted staircase with oak handrail
- 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
- Allocated gravel parking bays
- Black external lighting to front and rear elevations
- Private bollard light(s) as per landscaping plan
- House number plaque
- Shed (excluding plot 4)
- Existing outbuilding with power & internal light (plot 4 only)
- Existing pond (plot 5 only)
- Listed tidal stone (plot 5 only)
- Listed wall as per development plan
- Block paved shared vehicle access
- GREEN FEATURES**
- Solar panels to all homes
- Energy efficient lighting throughout
- Electric vehicle charging points
- Bat/bird boxes located across the development
- Hedgehog holes in fencing

* subject to stage of build at time of reservation