

# White Gables

## UPTON-BY-CHESTER

All of our open market houses benefit from the following:

### KITCHEN

Choice of gloss or shaker kitchen units\*

Choice of quartz work surface with undermount sink to kitchen and utility

80cm induction hob (hob to hood)

Boxed in island hood (hob to hood)

Electric single oven

Combination microwave oven

Integrated frost-free fridge freezer

Integrated dishwasher

### CLOAKROOM AND BATHROOMS

White sanitary ware

Vanity wash basin or his and hers vanity basins dependent on house type

Chrome taps and fittings

Rain shower to master en suite

Chrome thermostatic towel rails in bathroom and en suites

Chrome shaver sockets in bathroom and en suites

Choice of ceramic wall tiling\*

### BEDROOMS

Choice of Hammonds fitted wardrobes to master and guest bedrooms\*

### DOORS, WINDOWS AND JOINERY

Aluminium bi-folding doors onto garden

Composite front door with chrome door furniture

Multi-point locking system to external doors

Oak veneered internal doors

Oak half-glazed internal door from hallway to family room.

Oak staircase and handrails

Polished chrome effect door furniture

White UPVC sealed double glazed windows

Black painted up and over garage doors

### HEATING

Nest dual zone gas central heating with high efficiency system boiler

Square top radiators with thermostatic valves

### ELECTRICAL

Polished chrome sockets and switches throughout

Polished chrome USB socket to kitchen

Chrome media panels to living room, family room and master bedroom

SkyQ compatible satellite dish and digital TV aerial

Fibre broadband installed direct to the property

Energy efficient lighting throughout

Downlights to kitchen, bathroom and en suites

Door chime

Mains wired smoke detectors with battery back up

Mains wired heat detector to kitchen

Light and power to loft space

Mains wired intruder alarm

### FLOORING

Choice of ceramic floor tiling to kitchen, family, cloaks, and bathrooms\*

Choice of carpets to remaining areas\*

Stair runner with chrome bars

# Specification

### GENERAL

Off white painted walls with smooth white ceilings

### EXTERNAL FEATURES

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

### GREEN FEATURES

Electric vehicle charging point

Solar panels to roof with iBoost function

Bird box and bug hotel

Water butt

\* subject to stage of build