

## Specification

KITCHEN	PLOTS 1 2 5 6	PLOTS 3 4 7
Choice of fitted kitchen units and granite or stone work surfaces with matching upstands and under unit lighting *	●	●
Splashback behind hob	●	●
Kubus sinks to kitchens	●	●
Stainless steel sink & drainer to utility with chrome effect taps	●	●
Ceiling downlighters	●	●
Neff 5 ring gas hob in peninsular unit	●	
Island hood	●	
Neff 4 ring gas hob		●
Chimney style hood		●
Neff electric single oven	●	●
Neff combination oven/microwave	●	
Neff integrated microwave		●
Neff integrated fridge/freezer	●	●
Neff integrated dishwasher	●	●
Washing machine space in utility room	●	●
Tumble dryer space in utility room	●	●
Mains wired heat detector, with battery backup	●	●
Choice of ceramic floor tiles *	●	●

BATHROOM, CLOAKROOM AND EN SUITE(S)	ALL HOMES
White sanitary ware	●
Chrome effect accessories	●
Choice of coordinating wall tiling *	●
Choice of coordinating floor tiles *	●
Thermostatic shower in en suite(s)	●
Thermostatic chrome towel rails	●
Shaver sockets in main bathroom and en suite(s)	●

BEDROOMS	ALL HOMES
Fitted Hammonds wardrobes in master & guest bedroom	●
Media panel in master bedroom	●

DOORS AND WINDOWS	ALL HOMES
Front door - GRP with patterned glass	●
Multi point locking system to external doors	●
Back door – UPVC door in white finish	●

DOORS AND WINDOWS (cont.)	ALL HOMES
Internal doors – 4 panel oak veneered	●
Polished chrome effect door furniture	●
Sealed double glazed UPVC windows in white finish	●
UPVC double opening French doors in white finish to patio area	●
Garage door – steel up and over with painted finish	●

GENERAL	ALL HOMES
Off white painted walls with smooth white ceilings	●
Media panels in lounge and family room/kitchen	●
Satellite dish and aerial installation	●
Multi telephone points	●
Full gas central heating with high efficiency wall mounted boiler providing mains pressure domestic hot water	●
Square top radiators with thermostatic valves	●
Oak staircase, including treads & risers	●
Electric sockets and switch plates in polished chrome effect with rounded profile	●
Energy efficient lighting throughout	●
Mains wired smoke detectors, with battery back-up	●
Chrome effect illuminated push doorbell with transformer	●
External lights situated to front and rear doors	●
Architrave and skirting boards with white paint finish	●
Lighting and power supply to garage	●

SERVICES	ALL HOMES
All mains services	●

EXTERNAL FEATURES	ALL HOMES
All boundaries to be a minimum 1.8m vertical boarding unless hedge boundary	●
Timber gates included as per the development plan	●
Good standard turf to both front and rear gardens	●
Landscaping as indicated on the development plan	●
Concrete flag paving as indicated on the development plan	●
Block paving in brindle and charcoal for roads, drives and parking areas	●

\* Subject to stage of construction