

general specifications

Kitchen and Utility Room

- Fully fitted quality kitchen units
- Stainless Steel electric double oven
- 5 ring gas hob, cooker hood
- Integrated Dishwasher and fridge freezer.
- Granite worktops and upstands.
- Stainless Steel one and a half sink unit, with monobloc tap
- Water point connection for washing machine.

Bathrooms and En-Suite

- White quality sanitary ware from the Roca Range or similar quality supplier
- Chrome bath and shower fitting
- Thermostatic shower fittings to shower enclosures
- Full wall tiling to bathroom and en-suite

Electrical

- BT Sockets to Lounge, Family Room and Master Bedroom
- Sky TV Point to Lounge, Family Room and all Bedrooms
- Chrome LED Downlighters to Kitchen, Bathroom and En-suite
- Fully installed security alarm system
- Under unit pelmet lighting to kitchen wall units
- Electric shaver point to bathroom or one en-suite
- External wall light to front door
- Door bell fitting

Energy Efficiency and Heating

- UPVC double glazed windows with security locks
- Gas central heating with thermostatically controlled radiators
- Gas point to lounge
- Loft, cavity wall and ground floors insulated to NHBC standard

Internal Finishes

- Internal doors in beech finish or similar, with chrome door furniture
- Front door with 5 lever mortice lock and safety chain
- Contemporary flush ceilings painted white, with magnolia wall finishes
- Moulded architraves and skirtings painted white
- Decorative ceiling coving to entrance hall, lounge and master bedroom

Garages

- Electronic remote controlled up and over door
- Garages will be fitted with ceiling light point and double power socket

External Finishes

- Front and rear gardens will be levelled, turfed and have a basic level of landscaping as standard
- Gardens will be enclosed, by a 1.8 metre high close boarded timber fencing, with a top capping rail as standard
- Footpath paved Indian Blue paving, with Sandstone gravel margins
- External water point will be provided

NHBC

- Each home will be independently inspected during Construction by National House Building Council Inspectors and a 10 year certificate provided upon completion.

Please note: the standard specification details are for general guidance only and may be subject to change. Please check with the Sales Advisor prior to entering into a binding agreement to purchase.