

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.
- Laminate worktops.
- 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, Master Bedroom & hall.
- Sky TV Point to Lounge 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.

Garages

- Garages will be fitted with ceiling light point and double power socket.

Internal Finishes

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

Energy Efficiency and Heating

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

External Finishes

- Front & rear gardens levelled, turfed and have a basic level of landscaping as standard.
- Gardens enclosed by a 1.8 metre high close boarded timber fencing, with a top capping.
- Indian Blue footpath 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.