

# 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
- Quartz 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 sanitaryware from Roca or similar
- Chrome bath and rainfall shower fittings
- Thermostatic shower fittings to shower enclosures
- Full wall and floor tiling to bathroom and en-suites
- Chrome towel warmers

## Other Electrical

- CAT 5 points across the property
- High speed fibre direct to the premises
- Ample power, TV and BT points throughout
- LED downlighters to kitchen, bathrooms & en-suites
- Fully installed security alarm system
- External wall lights to front & rear doors
- Doorbell fitting
- External socket

## Energy Efficiency and Heating

- UPVC double glazed windows with security locks
- Central heating via a gas boiler and radiator system
- Two-Zone system with NEST thermostats
- Loft, cavity wall & ground floors insulated to NHBC standard

## Internal Finishes

- Dordogne internal doors in white
- Chrome door furniture
- Front door - 5 lever mortice lock + safety chain
- Contemporary flush ceilings painted white, walls painted pale grey
- Moulded architraves and skirtings painted white

## External Finishes

- Gardens will be levelled, turfed and have a basic level of landscaping
- Rear gardens will be enclosed by a timber fence
- Paved footpath in Raj Green with an outdoor seating area
- External water point will be provided

## Garages

- Electronic remote-controlled insulated sectional garage door
- Garages will be fitted with ceiling light and power sockets

## NHBC

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

## Options & Enhancements

As part of our unique service, Baxter Homes offers an extensive range of options and enhancements.

Changes can be made subject to build stage. Please speak to our sales team for further information.