

# Specification

## Newton Park

- ✓ yes
- optional extra
- not available

	Cather	Tamar	Stanton	Esk	Hughes	Derwent	Jura	Keilder
<b>Kitchens and utilities</b>								
stainless steel chimney hood with stainless steel splashback	✓	✓	✓	✓	✓	✓	✓	✓
stainless steel single fan oven	✓	✓	✓	✓	✓	✓	✓	✓
stainless steel 4-ring gas hob	✓	✓	✓	✓	✓	✓	✓	✓
plumbed space for washing machine	✓	✓	✓	✓	✓	✓	✓	✓
strip-lights under wall units	✓	✓	✓	✓	✓	✓	✓	✓
3 spot track ceiling lights	✓	✓	✓	✓	✓	✓	✓	✓
plastic switches and sockets	✓	✓	✓	✓	✓	✓	✓	✓
stainless steel 1½ sink and monobloc tap in utility room	-	-	-	-	-	✓	✓	✓
stainless steel single bowl sink and monobloc tap	✓	✓	✓	✓	✓	✓	✓	✓
plumbing for dishwasher	✓	✓	✓	✓	✓	✓	✓	✓
post-formed or square-edged worktops with 100mm upstand	✓	✓	✓	✓	✓	✓	✓	✓
integrated washer/dryer	○	○	○	○	○	○	○	○
integrated dishwasher	○	○	○	○	○	○	○	○
integrated fridge-freezer	○	○	○	○	○	○	○	○
floor tiling	○	○	○	○	○	○	○	○
<b>Bathrooms and en-suites</b>								
shaver points	○	○	○	○	○	○	○	○
minimum of one complete shower	✓	✓	✓	✓	✓	✓	✓	✓
bathrooms with a shower above bath will have a bath filler mixer	✓	✓	✓	✓	✓	✓	✓	✓
'Grohe' chrome taps	✓	✓	✓	✓	✓	✓	✓	✓
'American Standard' sanitaryware with bath	✓	✓	✓	✓	✓	✓	✓	✓
full-height tiling around showers	✓	✓	✓	✓	✓	✓	✓	✓
450mm-high tiling to walls above bath	○	○	○	○	○	○	○	○
chrome downlighters	✓	✓	✓	✓	✓	✓	✓	✓
splashback wall tiling in WC and behind WHB in bathroom & ensuite	✓	✓	✓	✓	✓	✓	✓	✓
floor tiling	○	○	○	○	○	○	○	○
<b>Electrical</b>								
TV sockets in lounge and master bedroom	✓	✓	✓	✓	✓	✓	✓	✓
extra TV sockets	○	○	○	○	○	○	○	○
BT sockets in lounge	✓	✓	✓	✓	✓	✓	✓	✓
extra BT sockets	○	○	○	○	○	○	○	○
brushed-steel socket covers	○	○	○	○	○	○	○	○
co-axial digital cable fitted	✓	✓	✓	✓	✓	✓	✓	✓
front porch light ready-fitted with PIR	✓	✓	✓	✓	✓	✓	✓	✓
front doorbell and chimes ready-fitted	✓	✓	✓	✓	✓	✓	✓	✓
double socket and light in garage (where layout permits)	✓	✓	✓	✓	✓	✓	✓	✓
<b>Security</b>								
multi-point locking front door system	✓	✓	✓	✓	✓	✓	✓	✓
uPVC fascias, soffits and bargeboards (where planning permits)	✓	✓	✓	✓	✓	✓	✓	✓
dry roofing systems to ridges, verges and hips (where roof pitch and planning allows)	✓	✓	✓	✓	✓	✓	✓	✓
wire-free alarm system	○	○	○	○	○	○	○	○
<b>Heating</b>								
double-glazing to all windows	✓	✓	✓	✓	✓	✓	✓	✓
gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓
thermostatically controlled radiators to all rooms (except where roomstat is fitted)	✓	✓	✓	✓	✓	✓	✓	✓
<b>Decorative</b>								
smooth finish ceilings	✓	✓	✓	✓	✓	✓	✓	✓
French doors (where local ground conditions permit)	✓	✓	✓	✓	✓	✓	✓	✓
house numbers ready fitted	✓	✓	✓	✓	✓	✓	✓	✓
woodwork painted White	✓	✓	✓	✓	✓	✓	✓	✓
walls painted Gardenia, except wet rooms which will be White	✓	✓	✓	✓	✓	✓	✓	✓
stop-chamfered spindles to stairs	✓	✓	✓	✓	✓	✓	✓	✓
semi-solid 6-panel colonial-style internal doors with chrome plated levers	✓	✓	✓	✓	✓	✓	✓	✓
150mm skirting and 63mm architrave	✓	✓	✓	✓	✓	✓	✓	✓
<b>External</b>								
post and rail or 1.8m timber screen fence (refer to site fencing layout)	✓	✓	✓	✓	✓	✓	✓	✓
high screen fencing (to the rear garden)	○	○	○	○	○	○	○	○
turfed front garden	✓	✓	✓	✓	✓	✓	✓	✓
turfed rear garden	○	○	○	○	○	○	○	○

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