

# Specification

- ✓ Standard
- Optional Extra
- Not Available

	Hawthorne	Larkin Alt	Malory	Seeger	Chadwick	Jura
<b>Kitchens</b>						
Contemporary styled fitted kitchen with choice of mix-n-match frontals	✓	✓	✓	✓	✓	✓
Square PVC edged worktop with upstand to wall	✓	✓	✓	✓	✓	✓
Stainless steel one and half bowl sink (where layout permits) and monobloc mixer tap	✓	✓	✓	✓	✓	✓
Stainless steel single bowl sink and monobloc mixer tap to utility (where layout permits)	✓	✓	✓	✓	✓	✓
Stainless steel chimney hood and splashback to hob	✓	✓	✓	✓	✓	✓
Stainless steel 4-burner gas hob	✓	✓	✓	✓	✓	✓
Upgraded hob (range of options available)	○	○	○	○	○	○
Stainless steel single oven	✓	✓	✓	-	-	-
Stainless steel double oven	-	-	-	✓	✓	✓
Stainless steel double multi-function fan oven	○	○	○	○	○	○
Integrated fridge/freezer	✓	✓	✓	✓	✓	✓
Plumbing and electrics for washing machine	✓	✓	✓	✓	✓	✓
Integrated washing machine	○	○	○	○	○	○
Plumbing and electrics for dishwasher	✓	✓	✓	✓	✓	✓
Integrated dishwasher	○	○	○	○	○	○
LED downlighters to underside of wall units	○	○	○	○	○	○
LED downlighters to ceiling	✓	✓	✓	✓	✓	✓
Brushed stainless steel sockets and switches	○	○	○	○	○	○
Ceramic floor tiles	○	○	○	○	○	○
<b>Bathrooms</b>						
Ideal Standard's contemporary styled 'Concept Cube' bathroom suite	✓	✓	✓	✓	✓	✓
Soft close toilet seat to bathroom only	✓	✓	✓	✓	✓	✓
Soft close toilet seats to other areas	○	○	○	○	○	○
Lever operated chrome monobloc mixer taps (basins only)	✓	✓	✓	✓	✓	✓
At least one complete shower	✓	✓	✓	✓	✓	✓
Low profile shower tray with stainless steel framed clear glass enclosure (en-suite only)	✓	✓	✓	✓	✓	✓
Shaver point to en-suite	○	○	○	○	○	○
LED downlighters to ceiling	✓	✓	✓	✓	✓	✓
Full height ceramic tiling to shower area	✓	✓	✓	✓	✓	✓
Half height ceramic tiling to walls incorporating bath or basin	✓	✓	✓	✓	✓	✓
900mm wide splashback panel to basin in WC	✓	✓	✓	✓	✓	✓
Ceramic floor tiles	○	○	○	○	○	○

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<b>Electrical</b>						
Mains wired (with battery back-up) smoke detectors	✓	✓	✓	✓	✓	✓
Sealed battery operated carbon monoxide detector	✓	✓	✓	✓	✓	✓
Power and lighting to garage	-	✓	✓	✓	✓	✓
TV socket to lounge and master bedroom	✓	✓	✓	✓	✓	✓
BT socket	✓	✓	✓	✓	✓	✓
LED porch light with PIR	✓	✓	✓	✓	✓	✓
Front doorbell and chime	✓	✓	✓	✓	✓	✓
Intruder alarm	○	○	○	○	○	○
<b>Heating</b>						
Gas central heating throughout	✓	✓	✓	✓	✓	✓
Thermostatically controlled radiators to all rooms (except where thermostat is fitted)	✓	✓	✓	✓	✓	✓
Myson touch heating controller	✓	✓	✓	✓	✓	✓
Chrome towel radiator to bathroom/en-suite (where layout permits)	○	○	○	○	○	○
<b>Exterior</b>						
Double glazed PVCu windows	✓	✓	✓	✓	✓	✓
Double glazed PVCu french casement doors to patio (where layout permits)	✓	✓	✓	✓	-	-
Double glazed PVCu bi-fold doors to patio (where layout permits)	-	-	-	-	✓	✓
PVCu fascias, soffits and gutters	✓	✓	✓	✓	✓	✓
Multi-point door locking system to front and rear doors	✓	✓	✓	✓	✓	✓
Up-and-over steel garage door	-	✓	✓	✓	✓	✓
House numbers ready fitted	✓	✓	✓	✓	✓	✓
Outside cold water tap	✓	✓	✓	✓	✓	✓
<b>Decorative</b>						
Stop chamfer moulded spindles and newels to staircase with oak finished handrail	✓	✓	✓	✓	✓	✓
Ovolo moulded skirting boards and architraves	✓	✓	✓	✓	✓	✓
Ladder Style/4 panel moulded internal doors with chrome lever on rose door handles	✓	✓	✓	✓	✓	✓
Smooth finish ceilings, painted in white emulsion	✓	✓	✓	✓	✓	✓
Walls painted in white emulsion	✓	✓	✓	✓	✓	✓
Woodwork painted white	✓	✓	✓	✓	✓	✓
Fitted sliding wardrobe system to master bedroom only	✓	✓	✓	✓	✓	✓
Fitted sliding wardrobe system to bedroom 2	○	○	○	○	○	○
<b>Landscaping</b>						
Turf to front garden	✓	✓	✓	✓	✓	✓
Turf to rear garden	○	○	○	○	○	○

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