

# Specification

## Kitchens

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

60cm integrated extractor hood with glass splashback to hob

Stainless steel 60cm Zanussi gas hob

Zanussi 60cm induction hob

Zanussi stainless steel single fan oven

Zanussi stainless steel single multi-function fan oven

Zanussi stainless steel double multi-function fan oven

Stainless steel integrated microwave oven (where layout permits)

Space for in-column fridge/freezer

Zanussi integrated fridge/freezer

Plumbing and electrics for washing machine

Integrated washing machine

Plumbing and electrics for dishwasher

Zanussi integrated dishwasher

LED HD square lights to underside of wall units

3 spot LED track light to ceiling

LED downlighters to ceiling

Brushed stainless steel sockets and switches

Ceramic floor tiles

- ✓ Standard
- Optional Extra
- Not Available

## Bathrooms

Ideal Standard's contemporary styled 'Concept Arc/Cube/Sphere' bathroom suite

Soft close toilet seat to bathroom

Soft close toilet seats to WC and en-suite

Lever operate chrome monobloc mixer taps

Vado surface mounted thermostatic bar style shower valve to one en-suite (or main bathroom if no en-suite)

Vado concealed thermostatic shower valve to en-suite

Low profile shower tray with stainless steel framed clear glass enclosure (or screen over bath where no en-suite)

Shaver point to en-suite

Circular LED ceiling mounted light fittings in bathrooms

LED downlighters to ceiling in bathrooms, en-suites and WC's

Full height ceramic tiling to shower area

Half height ceramic tiling to walls incorporating sanitaryware appliances to bathrooms and en-suites

Tiled splashback to WC basins

Ceramic floor tiles

| Wildie | Tolkien | Windsor | Darwin | Darwin DA | Orwell | Malory | Kipling | Greene | Hallam | Rolland | Buchan | Buchan DA | Chadwick | Stevenson | Stevenson B |
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# Specification

## Electrical

Mains wired (with battery back-up) smoke and carbon dioxide detectors (except where boiler in garage)

Power and lighting to garage (where applicable)

TV socket to lounge and master bedroom with co-axial digital cable fitted to loft

BT socket

PIR operated porch light

Front doorbell and chime

Intruder alarm

USB charging outlet fitted in kitchen

## Heating

Gas central heating throughout

Thermostatically controlled radiators to all rooms (except where thermostat is fitted)

Programmable control of heating

Chrome towel radiator to bathroom/en-suite

## Exterior

Double glazed PVCu windows (where planning permits)

Double glazed PVCu french casement doors to patio (where layout permits)

PVCu fascias, soffits and gutters (where planning permits)

Multi-point door locking system to front and rear doors

Up-and-over steel garage door (where applicable)

House numbers ready fitted

Outside cold water tap

## Decorative

Stop chamfer moulded spindles and newels to staircase

American white oak staircase handrail

Ovolo moulded skirting boards and architraves

Ladder profile style in smooth white finish internal doors with chrome lever on rose door handles

Smooth finish ceilings, painted in white emulsion

Walls painted in white emulsion

Woodwork painted satin white

Fitted wardrobe system to master bedroom

Fitted wardrobe system to further bedrooms

## Landscaping

Turf to front garden

1,800mm high, close board boundary and divisional fencing

- ✓ Standard
- Optional Extra
- Not Available

Wilde  
 Tolkien  
 Windsor  
 Darwin  
 Darwin DA  
 Orwell  
 Malory  
 Kipling  
 Greene  
 Hallam  
 Rolland  
 Buchan  
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 Chadwick  
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