

# Specification

## Kitchen/Laundry

- Contemporary style fitted kitchen with selection of colour choices
- Square edged worktop with upstand to wall
- Stainless steel 1½ bowl sink (where layout permits) and monobloc mixer tap
- Stainless steel chimney hood and splashback to hob
- Stainless steel 4-burner gas hob
- Stainless steel single fan oven
- Plumbing and electrics for washing machine
- Plumbing and electrics for dishwasher
- 3 spot LED track light to ceiling

## Bathroom/En-Suite/WC

- Ideal Standard's contemporary style white sanitaryware
- Soft close toilet seat to bathroom
- Thermostatic shower mixer valve (where applicable)
- Low profile shower tray with silver style framed clear glass enclosure
- Porcelanosa ceramic wall tiles to bathroom and en-suites (please refer to drawings for specific areas)

## Electrical

- TV socket to lounge
- BT socket (housetypes vary - please see drawings for location)
- White sockets and switches
- PIR operated porch light
- Front doorbell and chime
- USB charging socket to kitchen
- Power and lighting to integral garages
- Battery operated carbon monoxide detectors (locations vary)
- Mains wired (with battery back-up) smoke detectors

## Heating

- Gas central heating throughout
- Thermostatically controlled radiators to all rooms (except where room thermostats are fitted)
- Programmable control of heating zones (where applicable)

## Exterior

- Double glazed PVCu windows
- Double glazed PVCu french casement doors to patio (where layout permits)
- PVCu fascias, soffits and rainwater goods
- Multi-point door locking system to front and rear/side doors
- Up-and-over steel garage door (where applicable)
- House numbers ready fitted

## Decorative

- Moulded spindles and newels to staircase
- Moulded skirting boards and architraves
- White internal doors with chrome handles
- Smooth finish ceilings, painted in white
- Walls painted in white
- Woodwork painted in white

## Landscaping

- Turf to front garden
- Plot boundary treatments vary, please speak to the Development Sales Manager for individual plot details
- Rotovated topsoil to rear garden



All customer choices and optional extras can only be included at an early stage of building construction. Please check with the Development Sales Manager for specific details. These sales particulars do not constitute a contract, form part of a contract or a warranty. Please refer to the 'Important Notice' section at the back of the particular development brochure for more information.

