

# Specification

Kitchen/Laundry	Bathroom/En-Suites	Electrical	Heating	Exterior	Decorative	Landscaping
Contemporary style fitted kitchen with selection of colour choices	Ideal Standard's Concept contemporary style white sanitaryware	TV socket to lounge and master bedroom	Gas fired central heating throughout	Double glazed PVCu windows	Moulded skirting boards and architraves	Turf to front garden
40mm PVC edged or 40mm Premium Range (Current choice of 14 PVC edged and 6 premium worktops) with matching 95mm post-formed upstand to walls	Soft close toilet seat to bathroom	BT and Virgin Media ready	Thermostatically controlled radiators to all rooms (except where room thermostats are fitted)	Double glazed PVCu french casement doors to patio/garden deck area (where layout permits)	Moulded spindles and newels to staircase	1.8m close board solid fencing with matching gate (rear garden)
Zanussi single oven, gas hob, chimney style hood and stainless steel splashback	Low profile shower tray with silver framed clear glass enclosure	White sockets and switches	Programmable control of heating zones (where applicable)	PVCu facias, soffits and rainwater goods	Smooth finish ceilings, painted in white	1.8m close board solid fencing between plots
Zanussi 70/30 fridge/freezer or separate fridge and freezer depending on the kitchen layout configuration	Tiling - bathrooms - half tiling to wet walls. Where a bathroom has over-bath shower the wall of the bath perimeter will be fully tiled	USB charging socket to kitchen		Multi point locking system to front and rear/side doors	White internal ladder profile style doors with brass handles	Rotovated top soil to rear garden
Zanussi integrated dishwasher	Tiling - en-suites - fully tiled shower cubicle enclosure and half tiling to wet walls	Front doorbell and chime		House numbers ready fitted	Walls painted in white	
Zanussi washer/dryer	Tiling - WC - hand wash basins will have a splash-back tile	Battery operated carbon monoxide detectors (locations vary)		Up-and-over steel garage door (where applicable)	Woodwork painted in white	
Blanco Lanis 1½ bowl slim-line stainless steel sink top and Vado Kori style taps	LED brushed steel downlights	Mains wired (with battery back-up) smoke detectors		Electric vehicle charging point		
		PIR operated porch light				
		Power and lighting to integral garages				

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 this brochure for more information.