

Specification

- ✓ Standard
- Optional Extra
- Not Available

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 stainless steel splashback to hob
Integrated hood with glass splashback to hob
Stainless steel 60cm Zanussi gas hob
60cm Zanussi 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)
Zanussi integrated fridge/freezer
Plumbing and electrics for washing machine
Integrated washing machine
Zanussi integrated dishwasher
LED HD squarelights 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

Bathrooms

Ideal Standard's contemporary styled 'Concept Arc/Cube/Sphere' bathroom suite
Soft close toilet seat to bathroom
Soft close toilet seats to WC's and en-suites
Vado wall mounted chrome bath filler unit
Vado wall mounted chrome thermostatic bar style shower valve
Low profile shower tray with stainless steel framed clear glass enclosure
Shaver point to en-suite
LED downlighters to ceiling of 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 sink
Ceramic floor tiles

	Windsor	Orwell	Greene	Rolland	Tressell	Buttermere	Shakespeare
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Electrical

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

Power and lighting to garage (where applicable)

TV socket to lounge and master bedroom

BT socket

PIR operated porch light

Front doorbell and chime

Intruder alarm

USB charging outlet in kitchen

Heating

Gas central heating throughout

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

Programmable control of heating zones

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 and newel cap

Ovolo moulded skirting boards and architraves

White ladder style smooth 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 bedroom 2

Landscaping

Turf to front garden

1,800mm high close board boundary and divisional fencing

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