

# 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
- Stainless steel 4-burner gas hob
- Stainless steel 5-burner gas or electric ceramic hob
- Stainless steel single fan oven
- Stainless steel single multi-function fan oven
- Stainless steel double multi-function fan oven
- Stainless steel integrated microwave oven (where layout permits)
- Housing for integrated fridge/freezer (appliances not included)
- Integrated fridge/freezer
- Plumbing and electrics for washing machine
- Integrated washing machine
- Plumbing and electrics for dishwasher
- Integrated dishwasher
- LED 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

## Bathrooms

- Ideal Standard's contemporary styled bathroom suite
- Soft close toilet seat to bathroom
- Wall mounted bath filler to bath
- Thermostatic shower mixer valve (primary shower)
- Thermostatic shower mixer valve (secondary shower)
- Electric shower (secondary shower)
- Additional over bath shower (thermostatic)
- Additional over bath shower (electric)
- Low profile shower tray with stainless steel framed clear glass enclosure
- Shaver point to en-suite
- LED downlighters to ceiling (bathrooms and en-suites only)
- Full height ceramic tiling to shower area
- Half height ceramic tiling to walls incorporating sanitaryware appliances (bathrooms and en-suites)
- 1,200mm x 900mm wide ceramic tiling panel to WC basin
- Ceramic floor tiles

- ✓ Standard
- Optional Extra
- Not Available

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## Electrical

- Battery operated carbon monoxide detectors
- Mains wired (with battery back-up) smoke detectors
- Power and lighting to attached or integral garages
- Power and lighting to detached garage
- TV socket to lounge and master bedroom
- BT socket
- PIR operated porch light
- Front doorbell and chime
- Intruder alarm
- USB charging socket to 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
- House numbers ready fitted
- Outside cold water tap

## Decorative

- Moulded spindles and newels to staircase
- Moulded skirting boards and architraves
- White ladder style internal doors with chrome lever
- Smooth finish ceilings, painted in white emulsion
- Walls painted in white emulsion
- Woodwork painted satin white
- Integrated wardrobe to master bedroom
- Fitted wardrobe system to bedroom 2
- Fitted wardrobe system to bedroom 3

## Landscaping

- Turf to front garden
- 900mm post and rail between plots. 1,800mm close board to rear boundary only
- 1,800mm high, close board boundary fencing
- Side gate

- ✓ Standard
- Optional Extra
- Not Available

|  | Darwin | Munro | Irvine | Laing | Dunbar | Glenmuir | Douglas | Mitford | Dale | Buttermere | Yeats | Jura | Teviot 3 | Chichester |
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