

Chalgrove Meadow

Kitchens

Contemporary styled fitted kitchen with choice of frontals;	✓
Bullnosed edged worktop with upstand wall	✓
Stainless steel one and a half bowl sink (where layout permits) with monobloc mixer tap	✓
Stainless steel chimney hood and splashback to hob	✓
Stainless steel 4-burner gas hob	✓
Stainless steel single fan oven ('A' energy rating)	✓
Stainless steel single - function fan oven ('A' energy rating)	-
Stainless steel double multi - function fan oven ('A' energy rating)	-
Integrated fridge / freezer ('A+' energy rating)	-
Integrated washing machine or washer/dryer	-
Plumbing and electrics for washing machine	✓
Plumbing and electrics for dishwasher	✓
Integrated dishwasher	-
Energy efficient LED down lighters to ceiling	✓
Brushed stainless steel sockets and switches	-
Ceramic floor tiles	-
Sink to utility / laundry room	-
Lighting to underside of wall units	-

Bathrooms

Ideal Standard's contemporary styled 'concept Arc' bathroom suite	✓
Lever operated chrome monobloc mixer taps	✓
Low profile shower tray with framed clear glass enclosure	✓
Bar style chrome shower mixer valve to en-suite	✓
Energy efficient LED drum lights to ceiling	-
Full height ceramic tiling to shower enclosure (en-suite)	✓
Soft close toilet seat to bathroom WC	✓
Half height ceramic tiling to walls incorporating sanitaryware appliances	-
Ceramic floor tiles	-
Water efficient dual flush toilets	✓
Shaver point to en-suite	-

Electrical

Smoke and carbon monoxide detectors	✓
Power and lighting to garage if on curtleidge	-
TV socket to lounge	✓
TV sockets to kitchen and bedrooms	-
BT sockets	✓
Porch light with energy efficient LED bulb	✓
Front doorbell and chime	✓
Intruder alarm	-

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 UPVC windows	✓
Double glazed UPVC French casement doors to patio (selected plots)	✓
PVCu fascia's, soffits and gutters (where planning permits)	✓
Multi-point door locking system to front and rear doors	✓
House numbers fitted	✓
Outside cold water tap (to rear of house)	✓

Decorative

Stop chamfer moulded spindles and newels to staircase	✓
Clear finished veneer oak staircase handrail	✓
Doors with chrome lever on rose door handles	✓
Smooth finish ceilings, painted in white emulsion	✓
Walls painted in soft white emulsion	✓
Woodwork painted satin white	✓
Moulded skirting boards and architraves	✓
Fitted wardrobes	-

Landscaping

Turf to front garden	✓
Turf to rear garden	-
1800 high, larch lap/close board boundary fencing	✓

Key

Optional –

Standard ✓