

Specification

	Yare	Hawthorne	Tolkien	Darwin	Darwin DA	Kingsley	Rolland	Esk	Buchan	Ashbery	Repton	Wells
Kitchens												
Contemporary styled fitted kitchens with choice of frontals (subject to build stage)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Square PVC edged worktop with upstand to wall (subject to build stage)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
All plinths to match door finish, all exposed end panels to match door finish	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel one and half bowl slimline sink and mixer tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel four burner gas hob with chimney hood and splashback	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single fan oven ('A' energy rated)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and electrics for washing machine	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and electrics for dishwasher (where layout permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3 spot energy efficient LED tracklight to ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White sockets and switches	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bathrooms												
Ideal Standard contemporary styled 'Concept Cube' bathroom suite	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seat to main bathroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lever operated chrome monobloc mixer tap to basin with deck mounted bath filler	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Low profile shower tray with stainless steel framed clear glass enclosure	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bar style chrome shower mixer valve	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shower over bath with clear glass bath screen	✓	○	○	○	○	○	○	○	○	○	○	○
Flush light fitting to bathroom, en-suite and WC's	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full height ceramic tiling to shower area	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Half height tiling to walls with bath	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Splashback tiling above basin	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electrical												
Mains wired (with battery back-up) smoke and carbon monoxide detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
USB charging outlet fitted in kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electrical vehicle charging point	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Power and light to garage	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV socket to lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Phone socket (ask Development Sales Manager for location)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Motion sensor porch light with energy efficient LED bulb	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front door bell and chime	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

- ✓ Standard
- Optional Extra
- Not Available

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Heating												
Gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Myson Touch heating controls	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White Compact radiators	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Exterior												
Double glazed PVCu windows	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Double glazed PVCu french casement doors to patio (where layout permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Half round gutter and fall pipes in black	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PVCu fascias, soffits and gutters	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Multi-point door locking system to front and rear doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Up-and-over steel garage doors (where plots have garages)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
House numbers ready fitted	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Decorative												
Stop chamfered moulded spindles and newels to staircase	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Clear finished natural Oak staircase handrail	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ovolo moulded skirting board and architrave	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Panelled wood grain door	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome 'Arun on rose' door handles	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Smooth finish ceilings, painted in white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Walls painted in white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Woodwork painted satin white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Landscaping												
Landscaping to front garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1,800mm high Larch lap fence to adjacent property (please see siteplan)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1,800mm high Close boarded boundary fence (please see siteplan)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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