

# Specification

## Kitchen/Laundry

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Contemporary style fitted kitchen with selection of colour choices

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Square edged worktop with upstand to wall

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Stainless steel 1½ bowl sink (where layout permits) and monobloc mixer tap

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Stainless steel chimney hood and splashback to hob

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Stainless steel 4-burner gas hob

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Stainless steel single fan oven

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Plumbing and electrics for washing machine

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Plumbing and electrics for dishwasher

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3 spot LED track light to ceiling

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## Bathroom/En-Suite/WC

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Ideal Standard's contemporary style white sanitaryware

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Soft close toilet seat to bathroom

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Thermostatic shower mixer valve (where applicable)

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Low profile shower tray with chrome style framed clear glass enclosure

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Porcelanosa ceramic wall tiles to bathroom and en-suites (please refer to drawings for specific areas)

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## Electrical

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TV socket to lounge

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BT socket (housetypes vary - please see drawings for location)

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White sockets and switches

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PIR operated porch light

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Front doorbell and chime

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USB charging socket to kitchen

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Power and lighting to integral garages

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Photovoltaic roof panels (development specific\* and position specific to plot orientation - ask for details)

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Battery operated carbon monoxide detectors (locations vary)

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Mains wired (with battery back-up) smoke detectors

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\*Not fitted on all developments. Please speak to the Development Sales Manager for details.

## Heating

Gas central heating throughout

Thermostatically controlled radiators to all rooms (except where room thermostats are fitted)

Programmable control of heating zones (where applicable)

## Exterior

Double glazed PVCu windows

Double glazed PVCu french casement doors to patio (where layout permits)

PVCu fascias, soffits and rainwater goods

Multi-point door locking system to front and rear/side doors

Up-and-over steel garage door (where applicable)

House numbers ready fitted

Car charging points (development specific\* and position as detailed on layout)

Wildlife Box (development specific\* and position specific to plot orientation - ask for details)

## Decorative

Moulded spindles and newels to staircase

Moulded skirting boards and architraves

White internal doors with chrome handles

Smooth finish ceilings, painted in white

Walls painted in white

Woodwork painted in white

## Landscaping

1.8m fence to garden (please refer to boundary treatment drawing)

Rotovated topsoil to rear garden

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