

SPRING WOOD PARK

SPRING WOOD PARK

## Specification

	2 bedrooms	3 bedrooms	4 bedrooms	5 bedrooms
<b>Kitchen/Laundry</b>				
Contemporary style fitted kitchen with selection of colour choices	✓	✓	✓	✓
Square edged premium worktop with upstand to wall	✓	✓	✓	✓
Boiler housing to laundry (where applicable)	✓	✓	✓	✓
Stainless steel one and a half bowl sink (where layout permits) and monobloc mixer tap to kitchen	✓	✓	✓	✓
Stainless steel chimney hood and splashback to hob	✓	✓	✓	✓
Stainless steel 4-burner gas hob	✓	✓	✓	✓
Stainless steel single fan oven	✓	✓	✓	✓
Integrated dishwasher and housing	○	○	○	✓
Integrated washing machine and housing	○	○	○	✓
Integrated fridge/freezer ('A' rated energy)	✓	✓	✓	✓
Plumbing and electric point for appliance in laundry room (where applicable)	✓	✓	✓	✓
Illumination under wall units	✓	✓	✓	✓
3 spot LED track lighting to ceiling	✓	✓	✓	✓

### Bathrooms

Ideal Standard's contemporary style white sanitaryware	✓	✓	✓	✓
Soft close toilet seats	✓	✓	✓	✓
Thermostatic shower mixer valve (where applicable)	✓	✓	✓	✓
Low profile shower tray with chrome style frames clear glass enclosure	-	✓	✓	✓
Thermostatic shower over bath with tiling and screen (please refer to drawings for specific tiling areas)	✓	○	○	○
Porcelanosa ceramic wall tiles to bathroom and en-suites (please refer to drawings for specific areas)	✓	✓	✓	✓
Energy efficient LED downlights to ceilings in bathroom, en-suite and WC	✓	✓	✓	✓

### Electrical

TV socket to lounge	✓	✓	✓	✓
BT socket (house types vary - please see drawings for location)	✓	✓	✓	✓
White sockets and switches	✓	✓	✓	✓
PIR operated porch light	✓	✓	✓	✓
Front doorbell and chime	✓	✓	✓	✓
USB charging socket to kitchen	✓	✓	✓	✓
Power and lighting to garages	✓	✓	✓	✓
Battery operated carbon monoxide detectors (locations vary)	✓	✓	✓	✓
Mains wired (with battery back-up) smoke detectors	✓	✓	✓	✓

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

\*\*Where layout permits. Please speak to the Development Sales Manager.

	2 bedrooms	3 bedrooms	4 bedrooms	5 bedrooms
<b>Heating</b>				
Gas central heating throughout	✓	✓	✓	✓
Thermostatically controlled radiators to all wet rooms (except where room thermostats are fitted)	✓	✓	✓	✓
Programmable control of heating zones (where applicable)	✓	✓	✓	✓
Chrome towel warmers to bathroom and en-suites**	✓	✓	✓	✓

### Exterior features

Double glazed PVCu windows	✓	✓	✓	✓
Double glazed PVCu french casement doors to patio (where applicable)	✓	✓	✓	✓
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 positioned as detailed on layout)	✓	✓	✓	✓

### Décor

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	✓	✓	✓	✓
External tap	✓	✓	✓	✓

All customer choices and optional extras can only be included at an early stage of building construction. Please check with the Development Sales Manager for specific details. These sales particulars do not constitute a contract, form part of a contract or a warranty. Please refer to the 'Important Notice' section at the back of the particular development brochure for more information.

- ✓ Standard
- Optional Extra
- Not Available