

Specification

	Darwin	Munro	Scott	Blair	Wallace	Shaw	Glenmuir	Douglas	Mitford	Dale	Yeats	Kennaway	Buttermere
Kitchens													
Contemporary style fitted kitchen with choice of mix-n-match frontals	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Hard-wearing and stylish laminate worktop with upstand to walls	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel one and a half bowl sink with mixer tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single bowl sink with mixer tap to utility	-	-	✓	-	-	-	✓	✓	✓	-	✓	✓	✓
Stainless steel extractor hood and splashback to hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 4-burner gas hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single fan oven	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Housing for integrated fridge/freezer (appliance not included)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and electrics for washing machine (appliance not included)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and electrics for dishwasher (appliance not included)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3 Spot LED track light to ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bathrooms*													
Contemporary style white sanitaryware to bathroom, en-suite and WC	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seat to bathroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Concealed wall mounted bath control valve with filler waste and overflow arrangement	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Low profile shower tray and glass enclosure with chrome style detailing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
LED downlights to ceiling (bathroom, en-suite and WC)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Half height ceramic tiling to walls incorporating sanitaryware appliances (bathroom and en-suite)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
0.9m x 1.2m ceramic tiled panel to sink (WC)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full height ceramic tiling to shower enclosure area	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electrical													
White sockets and switches	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV socket to lounge and master bedroom with coaxial cable to loft area for connection of client's own equipment	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
BT socket (housetypes vary - see drawings for locations)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PIR operated porch light (front door)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front doorbell and chime	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mains wired smoke detectors with battery back-up	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Sealed battery operated carbon dioxide detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
USB charging point to kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

- ✓ Standard
- Optional Extra
- Not Available

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*WC features separate specification. Please speak to Sales Adviser for details

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Heating													
Gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled radiators to all rooms (except where thermostat is fitted)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Programmable control of heating zones	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Exterior													
Double glazed PVCu windows and french doors (where planning permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PVCu fascia, soffits and gutters (where planning permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Multi-point door locking system to front and rear doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Up-and-over steel garage door (as per house type drawings)	-	-	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	✓
House numbers ready fitted	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Decorative													
White staircase with oak handrail and newel cap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Moulded skirtings and architraves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White contemporary style internal doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wardrobe to master bedroom with hanging rail and shelf	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wardrobe to bedroom 2 with hanging rail and shelf	○	○	✓	✓	○	✓	✓	✓	✓	✓	✓	✓	✓
Wardrobe to bedroom 3 with hanging rail and shelf	○	○	○	○	○	○	○	○	○	○	○	○	✓
All ceilings smooth finished and painted in white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
All internal walls painted in white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
All woodwork painted white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Landscaping													
Turf to front garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Rear garden rotovated and topsoiled	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fencing to plot boundary as per boundary treatment layout (please ask Sales Adviser for details)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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