

## Specification

	Birch	Ash	Rowan	Beech	Pine	Cherry	Spruce	Sycamore	Hornbeam
<b>Kitchen/Utility</b>									
Symphony Gallery fitted kitchen with selection of colour and handle choices	✓	✓	✓	✓	✓	✓	✓	✓	✓
Premium 40mm worktop with upstand to wall	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 1½ bowl sink and monobloc mixer tap to kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓
AEG 90cm stainless steel chimney hood	-	-	-	-	✓	✓	✓	✓	✓
AEG 60cm stainless steel chimney hood	✓	✓	✓	✓	-	-	-	-	-
90cm stainless steel splashback behind hob	-	-	-	-	✓	✓	✓	✓	✓
60cm stainless steel splashback behind hob	✓	✓	✓	✓	-	-	-	-	-
AEG 75cm 5-burner gas hob	-	-	-	-	✓	✓	✓	✓	✓
AEG 60cm 4-burner gas hob	✓	✓	✓	✓	-	-	-	-	-
Multifunction AEG double oven	-	-	-	-	✓	✓	✓	✓	✓
Multifunction AEG single oven	✓	✓	✓	✓	-	-	-	-	-
Removeable unit to accommodate washing machine/washer dryer*	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Bathroom/En-Suite/WC</b>									
Ideal Standard Concept Cube white sanitaryware	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seat to main bathroom only	✓	✓	✓	✓	✓	✓	✓	✓	✓
Double ended bath with centre controls	✓	✓	-	-	-	✓	✓	✓	✓
Thermostatic shower mixer valve (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shower tray with chrome style framed clear glass enclosure (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Tiling - Porcelanosa ceramic wall tiles (please refer to drawings for specific areas)	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Heating</b>									
Gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled radiators to all rooms (except where thermostats are fitted)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Programmable control of heating zones	✓	✓	✓	✓	✓	✓	✓	✓	✓

\*plumbing/electrics not provided

### Important Notice:

Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Interested parties should check with the Development Sales Manager and confirm all details with their solicitor. The developer reserves the right to amend the specification, as necessary, without prior notice, but to an equal or higher standard. Please note that items specified in literature and showhomes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architect's plans, and, as such, may be subject to variation during the course of construction. Not all the units described have been completed at the time of going to print and measurements and dimensions should be checked with the Development Sales Manager and confirmed with solicitors.

	Birch	Ash	Rowan	Beech	Pine	Cherry	Spruce	Sycamore	Hornbeam
<b>Electrical</b>									
TV socket to lounge and master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓
BT socket (housetypes vary - please see drawings for location)	✓	✓	✓	✓	✓	✓	✓	✓	✓
White sockets and switches	✓	✓	✓	✓	✓	✓	✓	✓	✓
Porch light to front	✓	✓	✓	✓	✓	✓	✓	✓	✓
USB charging socket to kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓
Power and lighting to garage (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓
White LED downlighters to kitchen and wet areas	-	-	-	-	✓	✓	✓	✓	✓
Battery operated carbon monoxide detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mains wired (with battery back-up) smoke detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electric garage door (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Exterior</b>									
Double glazed PVCu windows	✓	✓	✓	✓	✓	✓	✓	✓	✓
Double glazed PVCu french casement doors/bifold doors to patio (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Timber/PVCu fascias, soffits and rain water goods	✓	✓	✓	✓	✓	✓	✓	✓	✓
Multi-point door locking system to front and rear/side doors	✓	✓	✓	✓	✓	✓	✓	✓	✓
House numbers ready fitted	✓	✓	✓	✓	✓	✓	✓	✓	✓
Outside tap to rear	-	-	-	-	-	✓	✓	✓	✓
<b>Decorative</b>									
Moulded spindles and newels to staircase with oak handrail	✓	✓	✓	✓	✓	✓	✓	✓	✓
Moulded skirting boards and architraves	✓	✓	✓	✓	✓	✓	✓	✓	✓
White 5 panel solid vertical internal doors with chrome handles	✓	✓	✓	✓	✓	✓	✓	✓	✓
Smooth finish ceilings, painted in white	✓	✓	✓	✓	✓	✓	✓	✓	✓
Walls painted in white	✓	✓	✓	✓	✓	✓	✓	✓	✓
Woodwork painted in white	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Landscaping</b>									
Landscaping to front garden	✓	✓	✓	✓	✓	✓	✓	✓	✓
1.8m screen fence to rear and between plots	✓	✓	✓	✓	✓	✓	✓	✓	✓
Rotovated topsoil to rear garden	✓	✓	✓	✓	✓	✓	✓	✓	✓

Specification varies for discount market value homes. Please see Development Sales Manager for more information.

✓ Standard  
- Not Available