

# Specification

## Individual Touches

Below is the specification for your new home. We appreciate, due to the individual nature of the properties at our Graysmill Dell development, you may wish to add to this to create a unique and personal space. As such we have incorporated a number of optional extras that can be selected for your new home. Due to the personal nature of these extras, they can be offered at an additional cost to those who reserve early enough in the build process. Your Sales Adviser can offer you more details of cost and cut-off dates for these options.

## External features

Front and rear gardens are all fully turfed, and the rear garden is enclosed by a 1.8m screen fence and screen walls in feature locations for privacy. Each property is also fitted with an external tap.

## Garages

The garages are fitted with electrically operated doors and an automatic PIR light triggered by movement. Buyers can also choose to have a burglar alarm fitted to the garage as an optional extra. Garage layouts vary according to plot, please speak with Sales Adviser for more information.

## Internal fittings and finishes

### Internal surfaces

Walls are painted in Graysmill cream emulsion as standard throughout except in bathrooms, en-suites and cloakrooms which will be white with smooth white ceilings. Buyers can select from three other wall colours and a choice of cornice as optional extras. The 150mm skirtings and architraves are ornamented by pencil top detailing and feature joining blocks, and painted eggshell white as standard. They can be upgraded to a lacquered oak finish to match the doors selected as an optional extra.

### Doors

The front door is of a solid construction, fitted with a security peephole, a letterbox and other door furniture in a chrome finish, with an alternative brass finish available as an optional upgrade. The front door also features a house number in white on a slate background.

Internal doors have a white finish and polished chrome ironmongery. Buyers can select optional finishes of lacquered oak, and ironmongery may be upgraded to a brass finish.

Due to the three storey design of each property, door closers are fitted to many doors.

### Wardrobes

The wardrobes in the master bedroom are fitted with Kelvin bi-fold doors and shelf packs. The wardrobes in other bedrooms, which have doors to match the other internal doors in your home, can also be upgraded with optional Kelvin doors and shelves.

### Kitchens

The kitchens have been carefully designed and fitted with high-quality appliances with granite worktops to kitchens and post-formed worktops to laundry room which can be upgraded to granite. The kitchen and breakfast area floors can be fully tiled as an optional extra and buyers can choose to upgrade to have tile warmers installed as an extra.

### Bathrooms

Walls are tiled to half-height, and buyers have the option of extending this to full-height.

The Adam and Lorimar main bathroom floor is fully tiled and in the Playfair and Mackintosh, the bedroom three en-suite floor is fully tiled. All other en-suite, WC and shower room floors can be tiled as an optional extra and buyers can choose to have tile warming installed as well as selecting a premium range of tiles as an optional extra. Chrome towel rails with thermostatic controls and electrical overrides have been installed in the main bathrooms and master en-suite. Buyers can also choose to have heated towel rails added to their other en-suite facilities as an optional extra.

### Electrical and Communication

There is a separate 5 amp lighting circuit provided in the lounge and the master bedroom, adding greatly to the possibilities for flexible and stylish lighting design. Buyers can opt to have separate 5 amp circuits added to other rooms of their choice as an optional extra. White downlighters add a stylish touch to the kitchen, bathroom, en-suites, cloakroom, hallway and landing, and these can be upgraded to a luxurious chrome or brass finish.

Downlighters can also be installed in other rooms as an optional extra. All of the lighting switches and power sockets on the ground floor are finished in brushed chrome, with white switches and sockets on the upper floors. Buyers can choose to have these upgraded to chrome throughout, or to have brass fittings and dimmer switches in selected locations as an optional extra.

BT telephone points are installed in the kitchen, drawing room, family room, master bedroom and bedroom 2 as standard. Buyers can choose to have additional telephone points at their chosen locations as an optional extra.

### Fireplaces

The villas feature wall-mounted fires. Typically, these are fitted with Living Flame gas fires. Buyers can choose from a pre-selected range of fireplace design options.

### Home Entertainment

Digital-ready aerials, with outlets in the lounge, kitchen and master bedroom, have been fitted in all homes. In addition, wiring has been installed for a wall-mounted plasma TV in the family room. Buyers can choose to have TV outlets installed in other rooms, and can also opt to have Sky+ installed and even have a plasma TV and surround sound system installed as an optional extra.

### Security

Intruder alarms are installed in all homes, with full control panels to allow you to set the level of security to meet your individual needs, located on the ground and first floors. Wiring has been added for a security camera at the front door, and a camera linked into the TV system can be added as an option.

The garage and front door also have coach lights triggered by movement, with an on/off and an override switch. Buyers can choose to have a solar-activated option, as well as have additional movement-triggered coach lamps installed to the rear of their home.

Please note there are variations between the design and finish between our former two Graysmill developments and Graysmill Dell.