

Specification

Kitchen/Laundry

Contemporary style fitted kitchen with selection of colour choices
PVC edged worktop with matching upstand
Stainless steel 1½ 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
Plumbing and electrics for washing machine
Plumbing and electrics for dishwasher
3 spot LED track light to ceiling

Bathroom/En-Suite/WC

Ideal Standard's contemporary style white sanitaryware
Soft close toilet seat to bathroom only
Thermostatic shower mixer valve (where applicable)
Low profile shower tray with chrome style framed clear glass enclosure
Ceramic wall tiles (please refer to drawings for specific areas)

Electrical

TV socket (housetypes vary - please see electrical drawing for location)
BT socket (housetypes vary - please see electrical drawing for location)
White sockets and switches
PIR operated porch light
Front doorbell and chime
USB charging socket (housetypes vary - please see electrical drawing for location)
Power and lighting to integral garages
Battery operated carbon monoxide detectors
Mains wired (with battery back-up) smoke detectors

Heating

Gas central heating throughout
Thermostatically controlled radiators to all rooms (except where room thermostats are fitted)
Programmable control of heating zones

Exterior

Double glazed PVCu windows
Double glazed PVCu french casement doors/bifold doors to patio (development and housetype specific)
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

Decorative

Square stop chamfered spindles and newels to staircase
Square pattern skirting boards and round edge architraves
White internal doors with chrome handles
Smooth finish ceilings, painted in white
Walls painted in white
Woodwork painted in white

Landscaping

Turf to front garden
0.9m post and rail fence between plots
1.8m screen fence to rear boundary only (please refer to boundary treatment drawing)
Rotovated topsoil to rear garden

Energy Efficient Features*

Decentralised Mechanical Extract Ventilation
Weather Compensator/Sensor
Waste Water Heat Recovery (WWHR) – plot specific – ask for details
Flue Gas Heat Recovery (FGHR) – plot specific – ask for details
Photovoltaic Solar Panels (PV) – plot specific – ask for details

*Energy Efficient Features are plot specific – please speak to the Development Sales Manager to find out more

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.