

# Specification

We provide a highly inclusive level of specification in our homes.

## GENERAL

- Gas central heating with high efficiency condensing combination boiler and thermostatic radiator valves
- High thermal insulation
- White satin finish internal doors with chrome ironmongery

## KITCHEN

- Luxury fitted kitchen with choice of doors and worktops\*\*
- SMEG stainless steel single electric oven
- SMEG stainless steel 4 burner gas hob
- Stainless steel chimney hood
- 1.5 bowl stainless steel sink with mixer taps
- Single bowl stainless steel sink with mixer taps in utility\*

## ELECTRICAL

- Low energy pendant light fittings
- Mains linked smoke detectors to both ground and first floor
- Carbon monoxide detector
- Television point in lounge and master bedroom
- Telephone point in hall or lounge as applicable

## DECORATION

- Skirtings and facings finished in white gloss
- White stair balustrade and handrail
- Internal ceilings finished in white emulsion
- Internal walls finished in soft grey emulsion

## BATHROOM AND EN SUITE

- Choice of vanity furniture in bathroom and en suite\*\*
- Shower in en suite
- Choice of wall tiling in bathroom and en suite from a range by Porcelanosa\*\*

## BEDROOMS

- Choice of feature wardrobe doors in master bedroom\*\*
- Sliding wardrobe doors to other bedrooms where applicable

## EXTERNAL

- Timber frame construction with stone or brick detailing and co-ordinated render
- High performance insulated front and rear door\*
- Bell and numerals to front door
- Light to front and rear door\*
- UPVC double glazed windows
- Slabbed paths
- Paviour driveway
- Turf to front garden
- Photovoltaic Roof Panels
- Telephone point in hall or lounge as applicable



\* where applicable    \*\* subject to build stage