

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
- Oak 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
- Shaver socket in en suite

DECORATION

- Skirtings and facings finished in white gloss
- Stair balustrade finished in white with oak finish handrail
- Internal walls and ceilings finished in white 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*
- Light to French doors
- UPVC double glazed windows
- Slabbed paths
- Paviour driveway
- Turf to front garden
- Photovoltaic Roof Panels
- Fibre optic cabling

