

Specification – Pennington Gardens

General

- All houses constructed to the latest building regulations
- All houses sold as Freehold
- Timber frame construction with self-coloured render or tile hanging where applicable
- uPVC Windows, bi-folds and french doors with energy efficient double glazing
- Obscured glazing to all bathrooms, cloakrooms and en-suites
- Very high level of insulation provided throughout

Security

- Windows have security locks and horizontal & vertical leading to meet Approved Document Q high security standards
- Front doors are high security Rock Doors with A++ Energy ratings
- Other external doors have multipoint locking with keyed alike locks and meet Approved Document Q high security standards
- Security alarm fitted – optional upgrades available

Heating

- Energy efficient gas-fired pressurised central heating system with condensing boiler and substantial hot water cylinder
- Underfloor heating to ground floor
- Thermostatically controlled radiators with side panels and top grilles to upper floors
- Thermostatically controlled heated chrome towel rails in all bathrooms and en-suite shower rooms
- Choice of fires and surrounds with extensive range of upgrade options

Internal Finishes

- Internal walls finished in contemporary neutral coloured paint
- All ceilings finished in white matt paint
- Coving, finished in white matt, available as optional extra to all rooms
- Skirting boards and architraves in lambs tongue profile and finished in white satin
- Oak veneered doors with modern chrome furniture
- Staircases have a contemporary mix of Ash and satin white finish



Kitchen & Utility Room

- Wide range of professionally designed kitchen styles and finishes to choose from with quartz work surfaces and upstands. Option to upgrade to Corian work surface
- Composite CDA 1.5 bowl sink with contemporary CDA monobloc tap Option to upgrade to double bowl sink and various taps
- AEG single oven, combi-microwave oven, gas-on-glass hob and CDA angled extractor. Option to upgrade to induction hob
- Integrated 70/30 fridge freezers and integrated AEG dishwasher
- Under the EU Energy Efficient Labelling Scheme all appliances are rated A or A+
- LED plinth lights and LED strip lighting under wall units
- Extensive choice of floor tiles for the kitchen, utility, dining, family area & WC
- Choice of utility room units and laminate worktops to complement kitchen style, with space for washing machine and dryer
- Stainless steel sink with draining area and mixer tap to utility room

Bathroom & En-Suites

- White Duravit contemporary style sanitaryware with Hansgrohe taps and fittings, and water saving devices
- Low profile shower trays with Hansgrohe thermostatic shower controls
- Extensive choice of wall and floor tiles
- Master en-suites fully tiled with concealed shower valves and fixed shower head with secondary handheld shower
- Other bathroom walls fully tiled where appropriate and half-tiled elsewhere with option to upgrade to fully tiled. Hansgrohe bar valve showers with primary fixed head and secondary handheld shower
- Illuminated steam-free mirror in each bathroom. Option to upgrade to heated mirror with Bluetooth connectivity and integrated speakers

Electrical

- Substantial number of satin chrome sockets and light switches
- Double USB socket in kitchen - available as an optional upgrade to other rooms
- Energy efficient LED downlights included to kitchen, family, lounge, master bedroom, bathrooms and en-suites. Option to upgrade in other rooms
- Remote controlled electrically operated garage doors
- TV/satellite and CAT6 data points provided to lounge, family area, study and master bedroom. Option to upgrade in other rooms available. Aerials and satellite dishes not included
- Smoke detectors provided as required
- Doorbell included

External

- Low energy external lighting to front and rear
- Block paved driveway - entrance road to development tarmac
- Energy efficient LED street lighting at intervals along the entrance road
- Contemporary grey coloured flagstones to all patios and paths
- Front and rear gardens turfed where practicable with landscaping to front gardens
- Garden fences 1.8m high unless noted otherwise
- Outside tap included