

Specification

General

- All houses are constructed to the latest building regulations
- All houses sold as Freehold.
- Traditional brick and block construction with self-coloured render or tile hanging where applicable.
- Windows, bi-folds and french doors are UPVC with energy efficient double glazing.
- Obscured glazing to all bathrooms, cloakrooms and en-suites.
- A very high level of insulation is provided throughout.

Security

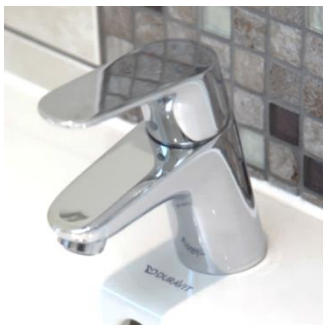
- Windows have security locks and horizontal & vertical leading.
- External doors have multipoint locking with keyed alike locks.
- A security alarm is fitted and upgrades are available.

Heating

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

Internal Finishes

- Internal walls finished in contemporary neutral coloured paint.
- All ceilings finished in white matt paint.
- Coving available as optional extra to all rooms. To be finished in white matt.
- 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 and Utility Room

- Choice of a wide range of professionally designed kitchen styles and finishes, with quartz work surfaces and upstands. Optional upgrade to corian work surface and acrylic gloss finishes.
- Composite CDA 1.5 bowl sink with contemporary CDA monobloc tap. Optional upgrades to double bowl sink and various taps available.
- AEG single oven, combi-microwave oven, gas-on-glass hob and CDA angled extractor. Upgrade to induction hob available.
- Also included are integrated 70/30 fridge freezers and an 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 and 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 and En-Suites

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

Electrical

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

External

- Low energy external lighting to the front and rear.
- The driveway will be block paving and the entrance road to the development will be tarmac.
- Energy efficient LED bollard lighting at intervals along the entrance road.
- Contemporary grey coloured flagstones to all patios and paths.
- Front and rear gardens are turfed where practicable with landscaping to front gardens.
- Garden fences are 1.8m high unless noted otherwise
- An outside tap is included.