

The Fairways



SPECIFICATION



Interior Features

Walls Dulux off-white emulsion paint finish

Internal Doors "Cambridge" internal moulded door finished in satin white paint finish

Internal Doors Furniture

Polished or satin chrome effect door furniture from Carlisle Brass, in one of the following styles: ZIN112, ZIN003 or ZIN116. Customers may choose any one of these styles and finishes in either polished or satin chrome

Architrave "Torus" profile mdf, 58 x 14.5mm section size, satin white paint finish

Skirting Boards "Torus" profile mdf, 119 x 14.5mm, to match architrave, with satin white paint finish, in houses above 1400 sq ft size increases

Staircase Square plain spindles with 90mm Square newels in satin white paint finish complete with Light Ash hardwood, or similar, handrail 59 x 65mm and newel caps with ball finished in clear varnish/lacquer

Ceilings Flat skim finish with Dulux white emulsion paint decoration

Central Heating

Full gas central heating with energy efficient wall mounted boiler in all houses except for houses which do not have an En-suite, where a combi boiler will be fitted. Mains pressure domestic hot water provided to all houses either by unvented pre-plumbed mains pressure cylinders or Combi boiler, refer to drawing for details
Load Compensator Programmer/Control to be installed in order to increase the operating efficiency of the heating system

Radiators Myson round top radiators

Phone Point

GET range of fittings, finish to match Electrical accessories in room
(NB first point will be Std BT box)

1 in ground floor general area, 1 in TV location in Lounge, 1 in Study/Family room (if applicable), 1 in bedroom 1

TV Point

GET fittings, finish to match Electrical accessories in room 1 in Lounge,
1 in bedroom 1, 1 in Family room

Electrical Sockets / Switch plates

GET low profile white electrical switch and socket plates together with pendant and batten light fittings. A number of the light fittings installed will be energy efficient (please liaise with our Sales Consultant for more details)

Shaver socket in Bathroom and En-suite

Wardrobes

Wardrobes to bedroom 1, a range of choices available. Please speak to sales consultant for more information

Consumer Unit Please refer to drawing for location

Smoke Detectors

Smoke detectors are fitted as standard to every property. These are connected to the mains electricity supply and have provision for a battery back-up in the event of a power cut.

Kitchen & Utility Features

Kitchen Styles

A range of quality kitchen styles are available (please see Sales Consultant for further details)

Work Surfaces

A range of quality work surfaces are available (please see Sales Consultant for further details)

Lighting LED downlighters to underside of units (where shown on drawing)

Upstand

95mm high matching upstand above worktops with black glass or stainless steel splashback behind hob

Sink

Kitchen Stainless steel with one and a half bowl sink and Prinz tap, in housetypes over 1600 sqft a double bowl sink and Regent chrome mixer tap

Utility Stainless steel single bowl with Prinz tap (where applicable)

Appliances - SMEG/APELL

Hob 60cm Gas hob

Oven Single

Microwave Oven

60cm Chimney Style Extract

Integrated fridge and freezer (Housetype specific)

American style larder Fridge freezer (in all designs over circa 1650 sqft)



Bathroom, Cloakroom Features

Bathroom Styles

Sphere. Ideal Standard in white finish

En-suite Styles

Sphere. Ideal Standard in white finish

Cloakroom Styles

Sphere. Ideal Standard in white finish
or Concept Arc corner basin, refer to drawings for specific design

Shower

Ideal Standard "Alto Ecotherm" Thermostatic bar valve

Tray Acrylic capped shower tray. Tray to be low profile model with concealed waste and have upstands to all four sides

Shower Screen Chrome effect finish, Please refer to drawings to confirm whether Pivot or Bifold style door is to be fitted or where a walk in shower is indicated a wetroom screen is to be fitted

Sanitary / Brassware

Basin to Bathroom & En-Suite

Ideal Standard 50 cm Sphere basin with 1 tap hole, semi pedestal and pivot style waste. With Ceraplan monoblock tap with single lever control with pivot waste

Basin to Cloakroom

45cm Sphere basin with chrome trap or Concept Arc 45cm Corner basin all with pivot style waste

Bath Ventuno Bath 700 wide by 1700 long with single lever bath filler complete with pivot waste

Bathpanel Unilux bath panel

Shower over Bath Thermostatic Shower valve above bath including fitted bath screen. Only provided above the bath where there is no separate shower enclosure within bathroom

Wall Tiles to Bathroom, Cloakroom and En-suite

Tile areas indicated on drawing (please liaise with our Sales Consultant for choices)
380mm wide x 1067mm high mirror to be fitted above the bathroom & En-suite washbasins (where applicable)

Towel Warmer Chrome effect finish to bathroom and En-suite

Exterior Features

Fascia & Soffit 15mm "Vanquish" Upvc fascia and vented soffit board manufactured by Celuform, in White profile

Windows Sealed double glazed pvc-u windows

Pvc-u sliding terrace patio door on larger openings. On openings below 2.4m French windows will be fitted.

External Doors

Front GRP door with patterned glass. Style of door all as indicated on house plan. Solid colour externally and white finish internally (please liaise with our sales consultants for more details)

Rear Steel door with patterned glass, finish internally and externally to be White complete with black Japanned lever handle externally and chrome handle internally

Security Multi point locking system to Front & Rear doors of house

Door Bell Chrome effect bell push with transformer

External Lights

Front Lantern to front entrance (houses with a canopy over front entrance will have energy efficient recessed downlight fitted into the soffit in lieu of a lantern)

Garage

Door Hörmann "Ilkley" style steel up and over door with window panels to top. Door finish to be painted to match front door colour (please liaise with our sales consultants for more details).

Paving

600 x 600 Buff riven faced flags

Driveway

Tarmac drive

Garden Features

External Fencing

Sides Vertical Boarding 1.8m high

Rear Vertical Boarding 1.8m high

Gate 1.8m high timber gate to rear

Turfing

Front Good standard turfing to front garden

Rear Topsoil to rear garden in accord with NHBC requirements



Please Note: Specification is dependent on the build stage, please contact the Sales Consultant for further details. The information enclosed in this document was correct at time of going to print and could be subject to change. Please refer to your chosen development Sales Consultant for details of the exact specification on your chosen plot.

