

PLATINUM SPECIFICATION

The Manor, The Belvedere, The Georgian, The Grandeur, The Statesman



Burfoot Homes
building superior homes

KITCHEN/UTILITY

- Stylish professionally designed fitted kitchen with a choice of quartz worktops and matching upstands, selected from an extensive range of finishes and styles* (Laminate worktops and upstands in utility room*)
- Integrated breakfast bar
- Aluminium Bi-fold doors to kitchen leading to garden (excluding Belvedere and Grandeur)
- Bosch 5 burner gas or ceramic hob*
- Quartz (colour to match worktop) or coloured glass splashback*
- Two Bosch single integrated ovens within tower units (The Grandeur benefits from two additional integrated appliances, steam oven/microwave)
- Bosch Extractor hood with light
- AEG Integrated dishwasher
- AEG Integrated fridge freezer (The Grandeur benefits from a separate full height fridge and separate full height freezer tower)
- Single bowl stainless steel sink with chrome mixer tap
- Under pelmet lighting (where applicable)
- LED downlights to ceiling
- Chrome switches and sockets at eye level
- Tiled floors from an extensive range*
- Space and plumbing for a washing machine and tumble dryer in utility area
- Soft-close drawers and doors including cutlery tray

BATHROOM, EN SUITE & CLOAKROOM

- Stylish sanitary ware with complementary chrome fittings
- Bespoke Vanity units to en suites and family bathroom
- Illuminated mirror with built in shaver point over basin in bathroom & en suite shower rooms
- Stone resin low profile shower trays with clear glass enclosures and contemporary chrome fittings
- Chrome heated towel rails to bathrooms and en suites individually controlled
- LED downlights to ceilings
- Floor and wall tiling from an extensive range*
- Pea shaped bath with shower and glass screen (excluding The Georgian / The Grandeur as benefits from a separate shower enclosure)

ENVIRONMENT

- Traditionally constructed properties providing highly insulated homes, designed to the latest regulations which achieve excellent energy performance ratings and minimal heat loss
- 10 Year NHBC Warranty

SPACE & WATER HEATING

- High efficiency Ideal gas boilers, with a pressurised water storage cylinder with immersion backup Underfloor heating to ground floors with zonal thermostatic control
- White radiators with individual thermostatic radiator valve controls to first floor rooms
- Multi-fuel stove with mantle and hearth (excluding The Manor, The Georgian)

CONNECTIVITY/BROADBAND/SECURITY

- Burglar alarm system
- 'Fibre to the Home' fibre optic broadband connection to your individual home hub, providing locally unrivalled upload and download speeds
- CAT 6 cabling from individual home hub to all individual data points
- Data points, TV points and USB charge points to all bedrooms, living room, kitchen or kitchen/dining/family room
- TV Aerial fitted with amplifier and distributor located within loft space
- Sky Q wiring provision to lounge

EXTERNALLY

- Composite front door with polished chrome door furniture
- White UPVC double glazed windows and rear/side external doors
- Black profiled guttering and downpipes
- White UPVC fascia, soffit and barge boards
- External wall lights (3x front & 2x rear)
- External driveway bollard light (excluding plot 1,2,19,22)
- Doorbell to front door
- External tap to rear garden
- Numeral plaque to front aspect
- Paved slabs to entrance paths and patios to rear
- Block paved driveway and extensive parking areas
- Cultivated turf to front and rear gardens
- Planting to front gardens (as site layout plan)
- Side access gate
- Feather edge fencing with concrete post and gravel board

INTERNAL FINISHES

- Choice of carpets throughout*
- Traditionally plastered walls and ceilings
- Walls finished with matt grey warm tone paint, with brilliant white smooth ceilings
- Woodwork finished in brilliant white Gloss
- Natural Oak handrail to staircase with white painted spindles
- Chrome electrical switches and sockets to all ground floor, first floor landing and bathrooms/en suites. White switches and sockets throughout the remainder of house
- Oak internal doors with high quality chrome ironmongery
- Dressing room to master bedroom with shelf, hanging rail and LED light. Bed 2 includes wardrobe with shelf and hanging rail (The Statesmen –Wardrobe only)
- Bespoke fluted architrave with Ogee design skirting boards
- White UPVC windows and chrome ironmongery
- Access to loft with fitted ladder and loft light
- LED downlights to ceilings to entrance hallway and landing

GARAGE

- Large Detached double garage (full sized) (Excluding plot 2,11,17)
- Black Weatherboarded with black up and over doors
- Personnel door
- Power points and lighting
- Wiring provision for future electric car charging point

**Subject to reservation timing/build programme*

The specifications listed on this page are correct and as intended at the time of print. Please speak to the sales agent for full and exact specifications of each plot. Please note the developer reserves the right to amend the elevations, specifications, design and layout as necessary without notice.

Each home built by Burfoot Homes Ltd is covered by the NHBC 10 year warranty. For details visit www.nhbc.co.uk

