

THE CYDEN DIFFERENCE

at Alexander Park, Louth



Kitchens – Two And Three-Bedroomed Homes

- Extensive choice of contemporary kitchen cabinet, handle and laminate worktop styles with soft-close doors and drawers, and matching worktop upstands (subject to build stage)
- Two and three-bedroom homes appliances:
 - Branded stainless steel built under single oven
 - Branded four burner gas hob
 - Stainless steel chimney hood and splash back (please see individual home specification variations)
- Tiled floor to kitchen area of all homes (choice available subject to build stage)
- Tiled cloakroom floor (in the same tiles as the kitchen area)
- Down lighters or LED Strip light (depending on housetype) to underside of wall cabinets
- Down lighters to ceiling
- Choice of resin-bonded granite single & a half bowl sinks with drainer and flexihose tap (subject to build stage)

Kitchens – Four And Five-Bedroomed Homes

- Choice of contemporary kitchen cabinet, handle and laminate worktop styles with soft-close doors and drawers, and matching worktop upstands
- Choice of resin-bonded granite single & a half bowl sinks with flexihose tap (subject to build stage)
- Four and Five-bedroom homes appliances
 - Branded stainless steel double oven (or two single ovens depending on housetype)
 - Branded four burner gas hob
 - Stainless steel chimney hood and splash back (please see individual home specification variations)
- Integrated dishwasher
- Hob with glass splash back behind hob in Fine Silver (colour) to 5 bedroomed homes only
- Tiled floor to kitchen area and ground floor cloakroom of all homes (choice available subject to build stage)
- Tiled cloakroom floor (in the same tiles as the kitchen area)
- Down lighters or LED Strip light (depending on housetype) to underside of wall cabinets
- Down lighters to ceiling

Bathrooms & Ensuites

- Contemporary styled white sanitary ware with chrome taps & shower head
- Vanity unit under basin
- Ensuite showers (where applicable) have a chrome thermostatic shower valve, silver-framed shower doors and a low step acrylic-covered resin stone shower tray (tray size dependent on housetype, refer to working drawings)
- Down lighters to ceiling(s)
- Extensive choice of ceramic wall tiles to Bathroom, Cloakroom & Ensuite walls to specified areas (choice subject to build stage)
- Contemporary anthracite towel rails to Bathroom & Ensuite
- White or Chrome trim to tile edges (please speak to your New Homes Advisor for more information as plot specific)

Central Heating & Hot Water

- High efficiency boilers with zoned thermostat control
- Solar Photo-Voltaic panels (selected homes, refer to plot specific drawings)
- Mains pressure hot water system

General

- Oak veneered doors to ground floor, 5 panel painted doors to upstairs. Note: Some housetypes will have glazed oak doors in certain locations and or a 5-panel painted door to the cloakroom (refer to plot specific drawings)
- Stairs with oak handrails and oak newel caps. Painted spindles, newels and strings
- Walls, skirting & architraves in contemporary paint colour scheme (please ask for details)
- Broadband cabling to a master entry point
- Generous provision of double power points, TV and telephone points
- USB port power points to Kitchen, Lounge & Bedroom 1
- Mirror sliding wardrobes to Bedroom 1 in 4 and 5-bedroom homes
- Electronic security alarm system
- GRP composite front doors with five-point locking system
- Double garage doors are full width with electronic remote-control opening (where applicable)
- Block paved driveways
- Patio area with real stone riven-faced slabs
- Landscaped front gardens and rotovated rear gardens
- Outside tap with non-return valve (see working drawings for location)
- Energy efficient cavity and loft insulation
- LABC ten-year new home warranty

Brick type, masonry stone, roof tile, front door colour and window colour are all plot specific. Please enquire with your New Homes Advisor. All colour choices and options are dependent on the build stage. Please enquire with your New Homes Advisor. We reserve the right to amend our specification, as circumstances prevail, but we will advise you of such changes when they happen.

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