



The Specification



www.risbyhomes.co.uk

Our basic specification is shown below for guidance purposes. However, Risby Homes aim to provide a unique and bespoke home. We therefore welcome your input in order to create your dream. **Please discuss your requirements with us.**

CONSTRUCTION

Character facing brick with decorative stone detailing, insulated cavity and concrete block inner leaf, under an interlocking tiled roof.

WINDOWS AND DOORS

High specification double glazed uPVC external windows and composite doors. Oak panel internal doors.

STAIRS

Oak handrail and painted spindles.

KITCHEN AND UTILITY ROOM

Fully fitted bespoke kitchen & utility from an exclusive range of kitchen furniture with integrated appliances.

BATHROOMS

Quality white bathroom suites with shower cubicles or walk in showers. Full tiled wet areas and splashback above basin in bathrooms and ensuites. Electric showers installed in selected house types.

FLOORING

Hard flooring will be provided to the kitchen/utility and bathrooms. Please ask for plot specific details.

ELECTRICAL

Pre-wiring for smart TV & SKY HD. Chrome sockets and switches to lounge, kitchen, hallway & bed 1, white sockets and switches to remainder. USB charging points in bed 1. Illuminated mirror in bathroom. TV Aerial, intruder alarms, telephone points & HDMI.

CENTRAL HEATING

A gas fired boiler providing underfloor heating to ground floor with radiators to upper floors. Energy efficient zoned heating giving extensive control.

DECORATION

Walls and ceilings will be emulsioned and woodwork finished in white eggshell.

EXTERNAL

An outside tap and external power point will be provided. External lighting to front and rear of property. Boundary fencing will be high level close boarded.

SERVICES

Mains electric, gas, water, telephone and fibre will be provided.

ENVIRONMENTAL

Each property will be built using sustainably sourced materials and local labour. They will be built to achieve a very efficient energy rating, which exceeds that of the current building regulations, thus reducing energy bills for the homeowner.

WARRANTY

The properties will be certified by Building Control Partnership Ltd and will benefit from a ten-year Premier Guarantee structural warranty.

PLEASE NOTE:

Risby Homes Ltd reserve the right to alter the specification subject to availability, subject to the stage of construction.

IMPORTANT NOTICE: Specification is correct at time of going to press and is to be used as general guidance only. Risby Homes Limited reserve the right to alter specification, design & fittings where necessary and without notice. Please speak to our Sales Team for further details.