

SPECIFICATION



				QUALITY FEATURES
✓	✓	✓	✓	Traditional Brick and Block Build With Good Standard of Insulation
✓	✓	✓	✓	Lockable Handles to Windows (where applicable)
✓	✓	✓	✓	Turf to Front Garden (where design allows)
✓	✓	✓	✓	1.8m Fence to Rear Garden
✓	✓	✓	✓	External Cold Water Tap
✓	✓	✓	✗	Artex and Coving Throughout
E	E	E	✓	Smooth Ceilings and Coving Throughout*
✓	✓	✓	✓	Satin Chrome Door Furniture Throughout
✗	✓	✓	✓	Satin Chrome Sockets and Light Switches
✓	✓	✓	✓	10 year NHBC Buildmark Warranty
✓	✓	✓	✓	2 year Broadgate Warranty
ENERGY SAVING & SECURITY				
✓	✓	✓	✓	PVCu White Double Glazed Windows
✓	✓	✓	✓	Integral Photovoltaic Panels to Roof
✓	✓	✓	✓	Gas Central Heating with Energy Efficient Boiler
✓	✓	✓	✓	Thermostatic Radiator Valves to all Main Rooms
✓	✓	✓	✓	Mains Powered Smoke Detectors with Battery Back Up
✓	✓	✓	✓	External Lights to Front and Rear
KITCHEN & BATHROOM				
✓	✓	✓	✓	Selection of Kitchen Unit Doors with Soft Close Hinges, Worktop & Matching Upstand*
✓	✓	✓	✓	Under Cupboard Lighting to Kitchen
E	E	E	✓	Selection of Floor Tiles to Kitchen
E	E	E	E	Additional Floor Tiling
✓	✓	✓	✗	Single Neff Stainless Steel Fan Oven
E	E	E	✓	Double Neff Stainless Steel Fan Oven
E	E	E	E	Eye Level Neff Stainless Steel Double Oven
✓	✓	✓	✓	Neff Stainless Steel Gas Hob
E	E	E	E	Neff Black Ceramic Glass Hob
✓	✓	✓	✓	Neff Extractor Fan
✓	✓	✓	✓	Washing Machine Space including Plumbing
E	E	E	E	Neff Integrated Washing Machine
E	E	E	E	Neff Integrated Washer Dryer
✗	✓	✓	✓	Dishwasher Space including Plumbing to Kitchen
E	E	E	E	Neff Integrated Dishwasher to Kitchen
✓	✓	✓	✓	Fridge Freezer Space to Kitchen
E	E	E	E	Neff Integrated Fridge Freezer to Kitchen
✓	✓	✓	✓	Bathroom with Separate Shower
✗	✗	✓	✓	En-Suite to Master Bedroom
✓	✓	✓	✓	Thermostatically Controlled Shower
✓	✓	✓	✓	White Sanitaryware with Chrome Monobloc Taps
✓	✓	✓	✓	Selection of Wall Tiling to Bathroom (where design allows)*
E	E	E	E	Additional Tiling to Bathroom & Ensuite (where design allows)*
✓	✓	✓	✓	Recessed Spotlights to Kitchen, Bathroom & Ensuite (where design allows)
TECHNOLOGY				
✓	✓	✓	✓	Superfast Fibre Broadband Connection Point

✓ Standard
✗ Not Available

E Extra subject to housetype & build stage
* Subject to build stage

This specification is intended as a guide only. Please confirm the specification of your chosen property prior to reservation.

