



WEDMORE GRANGE III



House Types

-  The Wimborne (2 bed)
-  The Devoran (3 bed)
-  The Helford (3 bed)
-  The Rowan (3 bed)
-  The Camden (4 bed)
-  The Knowle (4 bed)
-  The Thornton (4 bed)
-  Affordable Housing



High specification

Every aspect of the final specification has been thought about with you in mind, from the traditional design, to the practical benefits of modern living. Vado taps complete the stylish sanitary ware which is complemented by Porcelanosa wall tiling. Every detail has been considered, because we know how important the finishing touches are to making a home.

Kitchen

- Choice* of fully fitted kitchen units with ample wall and floor cupboards
- Choice* of profile worktops with matching up-stands
- Eye level stainless steel single oven (3 beds)/double oven (4 beds) with 4 burner gas hob and hood extractor
- Stainless steel/glass splash back* behind the hob
- Stainless steel 1½ bowl sink with chrome monobloc mixer tap
- Integrated fridge/freezer and dishwasher

Utility (4 beds only)

- Complementing fitted kitchen units with profile worktops
- Stainless steel 1 bowl sink with chrome monobloc mixer tap
- Space and plumbing for washing machine, plus space for tumble dryer
- Recessed down lights

Bathroom, En-suite and Cloakroom

- Duravit sanitary ware in white with stylish Vado taps
- Concealed cisterns together with wall hung toilet
- Porcelanosa tiling:
Full height to en-suite shower, plus a concealed thermostatic shower valve with low profile resin stone shower tray
Full height around bath, plus shower and bath screen
Half height to basin (semi-pedestal) and toilet when situated on the same wall (splash back tiling behind basin when not on the same wall, includes cloakroom)
- Shaver sockets to bathroom and en-suite
- Saneux Aqua Maison gloss white side panel to bath
- Thermostatically controlled radiators and heated towel rails to en-suite and bathroom

Decoration and Internal Finish

- Smooth white emulsion finish to walls and ceilings
- White cottage style internal doors
- Front door with multi point locking system

*Subject to build stage.

PLEASE NOTE: Specification is subject to change if product becomes unavailable.

Electrical Installation

- BT points fitted to:
Cupboard in hall or understairs for broadband router
Hall (plus study in Camden)
- Power sockets with USB points fitted to lounge, kitchen and bedroom 1 (plus study in Camden))
- TV points fitted to lounge and bedrooms 1 and 2
- Communal Sky Q TV/Digital TV system
- Mains operated smoke alarm with battery backup
- Recessed down lights to kitchen, entrance hall, bathroom, en-suite and cloakroom
- External recessed down light or coach light fitted to front and rear

Energy Efficiency, Heating and Insulation

- Gas fired central heating system with hot water cylinder in the linen cupboard (4 beds)/combination boiler (3 beds)
- Thermostatically controlled radiators and heated towel rails to en-suite and bathroom
- Mains pressure hot water system with electronic programmer
- Double glazed uPVC windows
- Cavity wall and loft insulation installed to Premier Guarantee standards
- Energy Performance Certificate provided for each home

External Finishes

- External tap provided
- Front lawns either laid to turf or shrubs (dependent on planning)
- Rear gardens grassed and fenced
- Patios and paths laid in Natural Bronte slab (in line with planning)
- Personnel door to some garages (please enquire)

Premier Guarantee

- Each of our homes are independently surveyed during the course of construction by Premier Guarantee who will issue their 10 year Warranty Certificate upon structural completion of the property