



External Features

- Constructed to the latest building regulations.
- High performance pre-finished composite front door with security locks.
- Half glazed PVCU back door with multi-point locking system (as planning).
- PVCU double glazed windows
- Paved footpaths and paved patio area to gardens as per design together with block paved driveway and decorative landscaping as per plan.
- Outside tap.
- Turfed front and back gardens with approved landscaping scheme.
- External light fitting to front with 'dusk to dawn' operation.
- Car charging point and outside socket.
- Fencing, please consult master plan for details.
- Garage with electric door and side personnel door.

Internal Features

- Lockable double-glazed windows except for escape windows.
- Alarm system.
- Inset light fittings as per plan.
- Smooth ceilings throughout finished in white emulsion.
- All woodwork to be white eggshell.
- Chiltern White emulsion to all internal walls.
- Oak veneered internal doors.
- Electrical specification to include TV sockets to most rooms. (Refer to electrical plan)
- USB point to all habitable rooms.
- Main smoke detectors with battery back-up.
- Super-fast fibre optic broadband.

Kitchen

- Choice of high-quality units with individual designs for each house type, to include branded integrated appliances as follows:- oven, hob, extractor, fridge/freezer and dishwasher. (Huws Gray Buildbase Grimsby - 01472 359941)

Bathrooms

- White Roca pottery with chrome finish taps.
- Towel rails to all bathrooms.
- Roca vanity cabinet to Bathroom and En-Suite with a choice between white and grey finish
- Fully tiled bathroom walls to en suite. Main bathroom having three walls tiled. Tiled floors to Bathroom and En-Suite. Tiles are to be supplied by Dial A Tile Grimsby – 01472 361844

Heating

- Energy efficient gas central heating with thermostatically controlled radiators as design.
- Roof insulation/thermal wall insulation.
- Underfloor heating to ground floor.
- PV Solar to the roof.

10 Year Warranty - Premier Guarantee

Specification is subject to variation without notice. If there are any items which are particularly important to you, please specifically check with the Sales Adviser.

