

## WESTFIELD PARK LOUTH

### PREMIER SPECIFICATION (for Mulberry and Cedar designs)

#### External Features

- 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 extended paved patio area to gardens as design.
- Outside tap.
- Turfed front and back gardens with approved landscaping scheme.
- External light fitting to front with 'dusk to dawn' operation.
- Outside socket.
- Fencing, please consult master plan for details.
- Garage with side door included and roller electric doors to double garages.

#### Internal Features

- Lockable double-glazed windows except for escape windows.
- Alarm system.
- Satin chrome switches and sockets to Kitchen, Dining, Family.
- Extensive inset light fittings
- Smooth ceilings throughout finished in white emulsion.
- All woodwork to be white eggshell.
- Chiltern White emulsion to all internal walls.
- Internal doors painted Arnhem grey
- High electrical specification to include TV sockets to most rooms.
- USB point to all habitable rooms.
- Main smoke detectors with battery back-up.
- Super-fast fibre optic broadband.
- Wired for Sky.

#### Kitchen

- Choice of high-quality upgraded units with individual designs for each house type, to include branded integrated appliances as follows:- oven, hob, fridge-freezer, dishwasher.

#### Bathrooms

- White upgraded Roca pottery with chrome finish taps.
- Towel rails to all bathrooms.
- Prisma Roca cabinet to all Bathrooms.
- Fully tiled Bathroom walls and floors from extensive range.

#### Heating

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

### 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. Premier specification over standard specification for Mulberry and Cedar.**