

# WJC DEVELOPMENTS LTD

## Specification details - Roys Drive Tetney

Built to an excellent standard throughout WJC Developments deliver a bespoke and high quality finish passionately designed to ensure each home is completed to perfection. Each property includes a very generous prime cost sum allowance which provides the opportunity to choose the colour and design of the kitchen and bathrooms as well as your choice of appliances. Ella at WJC Developments will personally assist you on a one to one basis to design your dream kitchen and bathrooms with a choice of designs and tiling all included in the agreed price.

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All the properties will be completed to a bespoke finish to include the following:

- Underfloor heating connected to the air source heat pump.
- uPVC double glazed windows in a cream exterior complemented by white interior finish.
- Smart fitted composite front door and uPVC patio/bifold doors as per design.
- LED lighting.
- Oak interior doors with chrome finish.
- High quality Huws Gray kitchens with a choice of design and colour including worktops (upgrade to quartz or marble available upon request).
- Sockets in a brush chrome finish.
- Emulsioned walls with white skirting boards and architraves.
- Front garden with porcelain pathway to the front door.
- Rear gardens to be seeded with a porcelain patio – fencing to be erected **around the perimeter**.
- Fitted burglar alarm system and wired smoke alarms.
- Outside wall lights and an outside tap.
- Driveway to be paved with Sorrento blocks.
- Provision for a woodburning stove on certain designs.
- Solar panels and EV charging points available by separate negotiation.
- 10 year builders warranty with ABC+.

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Further questions or enquiries to Stephen Mason at Martin Maslin – 01472 311000