



Specification

Kitchen

Stylish, contemporary kitchen units with co-ordinated work surfaces and soft close doors and drawers
Stainless steel 1½ bowl sink with chrome mixer tap
Stainless steel Zanussi electric oven, with gas hob and integrated extractor fan (AEG stainless steel double oven to 4 and 5 bedroom homes)
Glass splashback
Space for washing machine
Integrated dishwasher and fridge/freezer

Electrical

Media hub to living room and bedroom 1
High speed, fibre option broadband
USB charging sockets to kitchen, living room and bedroom 1

Lighting

Energy efficient lighting through-out
Downlighters to kitchen, bathroom and en suites
Lighting to front entrance door and rear patio with PIR sensor

Bathroom and En Suite

Roca white sanitaryware with chrome fittings
Surface mounted thermostatic shower to all en suites
Half height wall tiling behind W/C and basin
Shaver socket
Chrome heated towel rails to bathroom and en suite

Miscellaneous

Internal walls and ceilings finished in white matt emulsion
White painted internal doors with chrome finish ironmongery
White PVCu French doors to selected homes
'Ideal' high efficiency boiler
Karndean flooring to kitchen, bathroom, cloakroom and en suite
Stelrad compact radiators
Landscaping to front garden (in accordance with landscape scheme and planning approval)
Light and power to adjoining garages
Footpath to front entrance door and rear garden
Patio to rear garden
Close boarded timber fence to boundaries
10 year NHBC warranty