



## SPECIFICATION GUIDE



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# Kellet Gardens

Over Kellet

# INTERIOR

## KITCHEN AND APPLIANCES

Individually designed German made kitchens from our local partner 'Lakeland Kitchens', featuring a range of contemporary doors (Concrete / Wood effect, Gloss and Matt) - available in a large range of colours.

- True handle-less concept giving a seamless and minimalist appearance
- Laminate worktops with 100mm upstand
- Full height back coloured glass splashback behind the hob to the underside of the extractor - available in a large choice of colours
- All deep drawers have 8mm thick etched tone glass sides
- Soft closing cabinet doors and drawers
- Built-in waste bin unit
- NEFF built-in single oven
- NEFF fully integrated dishwasher
- NEFF fully integrated fridge-freezer
- NEFF induction hob
- NEFF built-in extractor
- NEFF built-in microwave
- Stainless steel sink and chrome finished tap
- LED under-unit lighting

## CLOAKROOM, BATHROOM & EN-SUITES

- Choice of ceramic and porcelain wall tiles to cloakroom, bathroom & all en-suites
- Laufen wall hung vanity basin unit to master en-suite
- LED heated illuminated mirror to master en-suite with integral shaver socket
- Half height tiling to sink wall, bath to have partial tiling, fully tiled shower area with aluminium polished trims
- Chrome heated towel rails to bathroom and all en-suites

## DOORS, WOODWORK & FINISHES

- Oak veneered doors
- White painted staircase with solid Oak handrail
- Matching skirting boards and architraves
- Chrome door handles and hinges
- Ostrich eggshell coloured matt walls
- Ostrich eggshell coloured matt ceilings
- White satin woodwork

## ELECTRICAL

- Front door bell
- BT point
- TV points to kitchen, lounge and all bedrooms
- USB double outlet sockets to kitchen and master bedroom
- Mains powered smoke/heat detectors with battery back-up
- Carbon-monoxide detector
- PIR sensor lighting to front and rear external doors
- Smart 7.2kW electric vehicle charging point (see electrical layout)

## INTERNET CONNECTIVITY

The homes will benefit from FTTP (Fibre To The Premises) via BT Openreach's network. This is the latest technology offering with a fibre optic connection direct to the local exchange, the service can provide a voice telephone line (Fibre Voice Access).

## ENERGY EFFICIENCY

- High performance insulation throughout
- Solar PV panels
- A rated high-efficiency gas central heating boiler
- Programmable heating with dual zone controls
- Energy saving uPVC windows manufactured to 'A' rated standard
- Low energy lighting and LED downlights



# EXTERIOR

## EXTERNAL FINISHES

- Natural slate roof
- Steel up and over garage door
- Vertical timber fencing or natural boundary (refer to landscaping details)
- Timber gate (see site layout)
- Block paved driveway
- Flagged path and rear patio
- External cold water tap
- Landscaping to front gardens (refer to landscaping details)
- Top soil to rear (see landscaping details)

*Specification relates to the majority of plots and is dependant on house type design. Choices are subject to build stage, for more information please contact your New Homes Advisor.*

*Whilst every care is taken to ensure accuracy, we regret that we cannot take responsibility for error or misdescription and this specification shall not form part of any contract. We reserve the right to alter or amend specifications without prior notice.*