



BEAUMONT MANOR

HEMEL HEMPSTEAD



A FIVE-STAR DEVELOPER

General finishes

It's the finishing touches, the thoughtful details, that can – and do – make all the difference.

- Front door with multi-point locking system and security chain
- White painted internal doors with chrome door furniture
- White painted ceiling, walls, skirting and architraves
- PVCu double glazing to all windows
- Double glazed PVCu French doors to all houses
- Fitted external tap to all houses
- Enclosed fenced rear garden, and garden gate (where applicable)
- Landscaped front gardens

Kitchen

- Choice of fitted kitchen (doors and worktops)*
- Stainless steel sink and drainer (single bowl) with chrome mixer tap to 1 and 2 bedroom homes only
- Stainless steel sink and drainer (1.5 bowl) with chrome mixer tap to 3 and 4 bedroom homes only
- Indesit Induction hob with built under single oven and glass cooker hood to 1, 2 and 3 bedroom homes
- Hotpoint Induction hob with built-in double high-level oven with glass splashback and glass cooker hood to 4 bedroom homes only
- Space for fridge freezer to 1, 2 and 3 bedroom homes
- Integrated Indesit 50/50 fridge freezer to 4 bedroom homes only
- Space for integrated dishwasher with plumbing and electrics
- Space for washing machine with plumbing and electrics to kitchen, utility, or cupboard where applicable

Bathroom

- White porcelain sanitaryware with chrome mixer tap
- White bath with bath panel
- Chrome riser rail shower over bath and glass shower screen to Barwick and Oakham house types only
- Neutral Porcelanosa wall tiling (one course of tiling to behind wash basin, full height tiling around main walls of the bath only) to Barwick and Oakham house types only
- Chrome handheld shower attachment to bath to all homes except for the Barwick and Oakham house types
- Neutral Porcelanosa wall tiling (one course of tiling to behind wash basin, 450mm tiling around main walls of the bath only)
- Shaver socket
- White radiator with thermostatic valve to 1, 2 and 3 bedroom homes only
- Chrome towel rail to 4 bedroom homes only

En suite

- White porcelain sanitaryware with chrome mixer tap
- Chrome riser rail shower and glass shower screen to 2 and 3 bedroom homes only (where applicable)
- Chrome fixed height rain shower head and glass shower screen to 4 bedroom homes only
- Neutral Porcelanosa wall tiling (one course of tiling to behind wash basin, full height tiling around main walls of the shower cubicle only)
- Shaver socket
- White radiator with thermostatic valve to 2 and 3 bedroom homes only (where applicable)
- Chrome towel rail to 4 bedroom homes only

Lighting & Electrical

- Low energy pendant light fittings throughout^
- Downlights fitted in bathroom/ ensuite
- Media plate, TV socket and telephone point to living room
- External light fitting to front of house and wiring only for external light to rear door
- Mains wired ceiling fitted smoke detectors to each floor
- Mains wired ceiling fitted carbon monoxide detector to homes with gas fired boilers only
- PV to selected homes only
- Electric car charging points to selected homes only

Heating

- Gas fired central heating^ (either combination boiler or boiler and cylinder)
- Air source heat pump to selected homes only^
- Thermostatic valves to all radiators

^Sales team to advise on detailed plot specific information
*Choice of colour is subject to build stage

Images taken from typical Countryside homes. Countryside reserves the right to amend specifications as necessary. Please ask a Sales Consultant for further information on detailed specification regarding specific properties.



The specification shown in this leaflet is correct at the time of going to press. Countryside Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Countryside Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales consultant. January 2025.

