



# SPECIFICATIONS

## Kitchen

- A choice of Interior Designed kitchens with coordinating front and wall units with modern laminated worktops with upstands
- Soft close unit doors
- Stainless steel sink with mixer-tap
- Extractor hood
- Bosch 4 ring induction hob
- Bosch integrated single oven
- Integrated Fridge and Freezer 70/30
- Stainless steel splashbacks
- Plumbing and electrics for washing machine
- Plumbing and electrics for dishwasher (size dependant on property)
- Ceiling mounted downlighters

## Bathrooms

- Contemporary style sanitary ware to bathroom, WC and en-suite
- A choice of interior designed vanity units to bathrooms and ensuites
- WC with soft close toilet seats to bathrooms
- Ceramic wall tiling by Porcelanosa to bathrooms and en-suites
- Ceiling mounted downlighters
- Shaver point to ensuite
- White towel radiator

## Bedrooms

- Mirrored sliding wardrobes to Bedrooms 1

## Electrical

- White sockets and switches
- PIR Controlled exterior lights to front
- Doorbell to front door
- Double socket with USB in kitchen/living room/bedroom 1
- Multigrid switch plate to kitchen
- Combined TV / Telephone point to living room and bedroom 1
- Mains wired smoke detectors with battery back-up
- Monoxide and dioxide detectors

## Heating

- Gas Central Heating throughout: Thermostatically controlled radiators

## Decorative

- All internal walls painted white
- White skirting and architraves
- White staircase with white handrail and newel caps
- Smooth moulded white ladder effect internal doors.
- Ceilings smooth and painted white

## Exterior

- Double glazed PVCu windows (Anthracite exterior/white interior)
- Double glazed PVCu French doors (Anthracite exterior white interior)
- Front door PAS 24 Enhanced Security Accreditation (Anthracite exterior/white interior)
- Anthracite up and over garage door (where applicable) to match
- Turf to front garden
- Rotovated topsoil to rear garden
- Patio from French / bi-fold doors to 2.4 x 1.8m patio
- Monobloc to drive way (where applicable) and footpath
- 0.9m post and rail fence between gardens

## Home Additions

- Ediston Homes offer clients a range of finishing touches which will help create a home bespoke to each home owner's requirements – ask our sales advisor for more information.