

The Finer Details

Eco Home Features

- Air Source Heat Pump (ASHP)
- Underfloor heating throughout house
- Mechanical Ventilation Heat Recover (MVHR) – warmed, filtered fresh air to entire house
- Superior levels of airtightness and insulation
- Superior performing mid grey Scandinavian triple glazed windows by NorDan
- Superior performing mid grey painted timber front door by NorDan
- Electric car charging point
- Future proofing with 3 phase wiring ready for 22kw car charging**

Kitchen

- Solid wood Shaker style cabinets with soft close hinges (choice of colour*) and choice of style on cabinet handles
- Solid quartz 20mm worktop with drainer grooves, upstand and matching hob splashback (choice of colour*)
- Stainless steel undermount 1 or 1.5 bowl sink and chrome mixer tap by Blanco (upgrade to 3-in-1 Boiling Hot Water Tap*)
- Siemens built under or eye level single or double oven*
- Siemens built in microwave oven*
- Integrated tall low frost fridge freezer

by Caple

- Siemens induction hob with integrated canopy extractor
- Integrated dishwasher by Caple
- Caple wine cooler
- Freestanding Washing Machine
- Freestanding condenser Tumble Dryer

Laundry Room

- Solid wood Shaker style cabinets with soft close hinges (choice of colour*) and choice of style on cabinet handles
- Solid quartz 20mm worktop with upstand (choice of colour*)
- Stainless steel undermount 1 bowl sink and chrome mixer tap by Blanco

Bathroom and Ensuite

- White designer sanitary ware
- To Bathrooms - White steel enamel bath with bath filler, fixed shower head & handheld shower with concealed thermostatic shower valve, folding bath screen and recessed shower niche.
- To En-suites. Low profile stone resin shower tray with shower enclosure, concealed thermostatic shower valve with fixed shower head, handheld shower and recessed shower niche.
- Full height porcelain tiles by Mandarin Stone to shower, bath area and basin splashback (choice of finish*)

- Vanity unit with countertop basin and chrome wall mounted mixer tap*
- Wall-mounted mirrored cabinet with semi recessed basin
- Round illuminated mirror with demister
- White shaver socket/ toothbrush charger
- Chrome towel warmer to all bathrooms and ensuites

WC

- White designer sanitary ware
- Wall mounted basin with chrome mixer tap

Flooring

- Engineered wood flooring to kitchen, dining, living, hallway (choice of colour*) (Healthy Home feature)
- Wool berber loop carpet to stairs, first floor landing and bedrooms (choice of colour*) (Healthy Home feature)
- Porcelain tiles to bathroom, en-suites, WC and laundry room (choice of colour*)

Interior features

- Matt finish interior walls with painted feature softwood skirting and architrave
- Painted internal doors with knurled door handles (choice of colour*)
- Contemporary white switches and sockets

Electrical

- LED recessed downlights to ground floor
- Pendant lighting to living room and bedrooms
- Under cabinet lighting to kitchen
- Wall lights to living room and bedrooms
- Wall light/ under shelf lighting to bathrooms/ ensuites (where applicable)
- Front entrance light with PIR and rear garden lights
- Television points wired for Sky in living room and two bedrooms (TV)
- Telephone point in living room (BT)
- Datapoints to living room, main bedroom, single bedroom or study (where applicable) (Healthy Home feature)
- Reduced Electromagnetic Field (EMF) zones with kill switch
- Electric underfloor heating throughout house
- External tap
- Weatherproof external double switched socket
- Power, internal light, external light to garages

Security

- Video doorbell
- Smoke detection system
- Motion sensor front entrance light and

garage light (where applicable)

External

- Single or double garage*
- Two off-road parking spaces for each plot
- Turfed rear gardens with patios
- Featherboard fencing and gate to rear garden*
- Landscaping to front garden*
- Stone garden walls*

*Plot dependant.** 7kw car charger provided as standard