



THE FINER DETAILS

WEAVERS WAY

Eco Home Features

- Air Source Heat Pump (ASHP)
- Underfloor heating throughout house
- Mechanical Ventilation Heat Recovery (MVHR) providing warmed, filtered fresh air to entire house
- High levels of airtightness and insulation
- High performing Scandinavian black double glazed windows by NorDan
- Future proofed with 3 phase wiring for 22kw car charging
- Electric car charging point

Kitchen and Laundry Room

- Amend to Solid wood Shaker style kitchen cabinets by System Six with soft close hinges (choice of colour*) and choice of style on kitchen 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*)

Kitchen only

- Siemens built under or eye level single or double oven*
- Siemens built in microwave oven
- Siemens induction with canopy or island cooker hood*
- Integrated dishwasher by Caple
- Wine cooler by Caple (8 or 19 bottle*)
- Integrated tall low frost fridge freezer by Caple
- Washer dryer (integrated or freestanding*)
- Upgrade to Tumble Dryer*

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.
- Feature freestanding bath with floor standing bath shower mixer tap.
- To En-suites. Low profile stone resin shower tray with shower enclosure or wet room shower tray and glass panel, concealed thermostatic shower valve with fixed shower head, handheld shower and recessed shower niche.
- Full height porcelain tiles by Mandarin Stone to shower or bath area, and basin splashback*
- Vanity unit with countertop basin and chrome wall mounted mixer tap
- Wall-mounted mirrored cabinet with semi recessed basin
- Round illuminated mirror with demister
- Ceiling mounted mirror with feature pendant light
- 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

*plot dependant



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Flooring

- Engineered wood flooring to kitchen, dining, living, hallway (choice of colour*) (Healthy Home feature)
- Wool berber loop carpet to sitting room (plot dependant), first floor landing and bedrooms (choice of colour – plot dependant) (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
- Hallway cupboard with motion sensor light
- Painted timber front door
- Oak handrails to stairs

Electrical

- LED recessed downlights to ground floor
- Pendant lighting to living room and bedrooms
- Under cabinet lighting to kitchen
- Pendant lighting to kitchen island*
- Wall light/ under shelf lighting to bathrooms/ ensuites*
- Front entrance light with PIR and rear garden lights
- Television points wired for Sky (buyer subscription required) in living room and main bedroom
- Telephone point in living room
- Datapoints to living room, main bedroom and single bedroom or study where applicable (Healthy Home feature – enabling owner to hard wire into internet negating WIFI requirement.
- Electric underfloor heating throughout house

*plot dependant

Security

- Video doorbell
- Smoke detection system

External

- Single or double garage with power, internal and external light*
- Two off-road parking spaces for each plot
- Turfed rear gardens with patios
- Featherboard fencing and gate to rear garden
- Landscaping to front garden planting beds
- Stone garden walls (plot dependant)
- Landscaping to communal green space
- External tap
- Weatherproof external double switched socket

This specification is a general overview. Please refer to selling agent for details on the specification for individual plots. The specification was correct at the time of going to print. Belfield continually review and update the specification therefore reserving the right to change specification details at any time.