

Perfectly finished down to the last detail

These details are intended to give a general indication of the proposed specification. The developer operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified, the developer reserves the right to replace the brand with another of equal quality or better.

KITCHEN

- Choice of modern shaker or contemporary kitchen units by ROK with under-cupboard lighting
- Choice of Quartz/Silestone worktops, upstands & splashbacks
- Undermount stainless steel 1.5 bowl sink with Hansgrohe mixer tap
- Integrated Siemens appliances including oven, induction hob, extractor, fridge/freezer & dishwasher
- Space for freestanding or integrated washer/dryer or separate machines
- Space for wine cooler (The Dunlin & The Lapwing)

UTILITY

- Coordinating units with Quartz/Silestone worktop
- Stainless steel 1.5 bowl sink with Hansgrohe mixer tap (single bowl in The Linnet)

BATHROOMS, EN-SUITES & WC

- White sanitaryware by ROCA with chrome fittings
- Shower enclosure to en-suites
- Hansgrohe fixtures & fittings
- Freestanding vanity unit with double basin in The Dunlin & The Lapwing bedroom 1 en-suites
- Wall & floor tiling from Porcelanosa
- Chrome heated towel rails
- Extractor fan
- Shaver socket
- Freestanding bath in The Linnet, The Warbler, The Dunlin & The Lapwing

INTERNAL FINISHES

- Karndean Opus range to kitchen, utility, WC & hallway
- Walls & ceilings finished in white emulsion
- OG skirting & architrave painted in white satinwood

DOORS & IRONMONGERY

- Five-panel internal door with oak finish
- Lever handles on round rose, satin chrome finish
- Matching thumb turns to bathroom, en-suite & WC

LIGHTING, HEATING & ELECTRICAL

- Low energy LED downlights to entrance hall, kitchen & bathroom/en-suite/WC
- Pendant lighting with low energy bulbs to all other areas
- Underfloor heating to ground floor
- Horizontal radiators to first & second floors
- Mains-fed smoke & heat detectors with battery backup
- USB port in kitchen, living room & bedrooms where appropriate
- Slimline screwless electrical fittings
- Panasonic air source heat pumps for the provision of heating & hot water
- Cylinder for provision of hot water

JOINERY & STAIRS

- Hammonds hinged wardrobe with lighting to bedroom 1
- Painted timber staircase with oak handrails and newel caps

EXTERNAL FEATURES

- Black Velfac front doors with silver drip cap
- Black French patio doors
- Black frame triple-glazed windows
- External lighting to front door & rear of house with PIR sensors to front only
- Outside water tap
- Rear garden top soiled & rotovated
- Landscaped front garden
- Light & power to carbarns
- Electric car charging point for each home
- Sheds to rear gardens where no carbarn store available
- External double sockets



BRICS