

ROYAL GREEN

EASEBOURNE

MEWS COTTAGES

SPECIFICATION

KITCHEN

- Fully fitted kitchen with Quartz worktops and integrated appliances
- Island with breakfast bar, Quartz worktops and cupboards underneath
- Neff single slide and hide oven
- Neff microwave combination oven
- Neff induction hob
- Integrated fridge/freezer
- Integrated dishwasher
- Hob extractor
- Undermount lights to wall cabinets (kitchen only)
- Overmount lights to wall cabinets (kitchen only)
- Inset LED lights to kitchen plinths
- Sacrificial base unit with power provision for Integrated wine cooler (upgrade option)
- Laminated worktop to utility room
- Space for freestanding washing machine and tumble dryer in utility room

BATHROOMS

- Porcelanosa wall and floor tiles
- White sanitaryware
- Chrome brassware
- Recessed ceiling downlights
- Electric heated towel rail in bathrooms, en suites and cloakrooms
- Mirrors to bathrooms and en suites where possible
- Shaver point to bathrooms and en suites
- Vanity units to all basins
- Surface mounted shower mixer valves and riser kit, rain head with rigid riser to ensuite showers

BEDROOMS

- Carpets included to bedrooms
- LED pendant lighting
- Built-in wardrobe to master bedroom
- TV points to all bedrooms
- En suite to master bedroom
- Built-in cupboard (or wardrobe) to master bedroom
- 2 USB sockets in master bedroom and bedroom 2

ADDITIONAL FINISHES

- Karndean flooring to living/kitchen areas, utility rooms, hallways, cloakroom (Home 20 only)
- Underfloor heating throughout
- Gas boiler with cylinder
- Oak veneered cottage style doors
- Timber painted in white Satinwood
- Original exposed roof trusses and beams in the vaulted ceiling in kitchen/living area
- High level LED lighting around perimeter of kitchen/living room area
- Pendant light above kitchen island
- Directional feature spot lighting install around the vaulted ceiling joists
- 5amp lighting sockets in living room areas
- Downlights in hallways
- Radiators to living room area
- FTTP broadband connectivity to the home
- Timber window frames, with double glazed casements in white painted metal Crittall frames

EXTERNAL

- Electric vehicle (EV) charger
- Turf to gardens
- Low light spill (bat friendly) external wall lights. PIR control at front door

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