

Finishing Touches

All house types will enjoy the following as standard :-

CONSTRUCTION All the homes will be traditionally built using Darlstone with a concrete tile roof. Foundations are to be traditional strip or piled. First floors will receive moisture resistant boarding.

COMFORT AND SECURITY Gas fired, thermostatically controlled central heating with energy efficient combi-boilers, which will have a gas fired thermostatically controlled central heating boiler. Glass fibre roof insulation. Highly insulated walls. Locking uPVC windows with energy saving glazing. Multi point lock to front and rear doors.

FINISHING TOUCHES Contemporary skirting board and architrave. Flush panel white ladder style internal doors with chrome lever furniture. Builders Robe to master bedroom on 4 bed homes only. Chrome sockets and switch plates to kitchen, bathroom and en suite/s.

PAINTWORK Front, rear, personnel and garage doors finished in accordance with architect's specification. White satin to all internal timbers including stair spindles. Plastered walls and ceilings will receive white matt emulsion.

BATHROOMS, EN SUITES AND CLOAKROOMS Stylish white sanitary ware from Ideal Standard mostly incorporated within a tiled boxed unit with laminate over shelf to selected rooms. Glazed shower cubicles with thermostatic mains showers with waterfall shower head where applicable (except second en suite which will be electric). Mixers to all baths. Chromium plated ceramic disk taps. Half height European wall tiling around bath and full height to shower cubicles with splash back elsewhere to tiler's discretion. Chrome LED downlights and heated towel rail to all en suites & bathrooms (excluding WC/Cloakrooms).

ELECTRICAL TV points to lounge and master bedroom. BT socket outlets to lounge, master bedroom and study (where applicable). Shaver points to bathroom and en suite. USBc charging sockets to kitchen & master bedroom. Loft light point switched to landing. All internal light points low energy. LED dual porch light. Black door bell and chimes.

EXTERNAL Black uPVC fascia, ventilated soffit and rainwater goods. Turfed front and rear gardens. Where there is an existing tree within the plot boundary we would typically not turf under the circumference of the canopy. Tarmac driveway. Timber close boarded fencing & gate. Light and power point to garage. External tap. Estate landscaping in accordance with architect's approved layout.

SUSTAINABILITY Some plots to benefit from PV panels (please speak to your Sales Advisor for confirmation of this) Waste Water Heat Recovery system, EV chargers.

WARRANTY All homes carry the NHBC 10-year warranty (from date of CML sign off). The initial 2 years being a Builders Warranty with the remaining 8 years an NHBC Structural Warranty.

TENURE Freehold. Maintenance fee is estimated £186 per annum.

GENERAL Seddon Homes operates under the Consumer Code for Home Builders guidance. A copy of the Code is available from any member of our team and will be given to all buyers at point of reservation or can be downloaded from our website www.seddonhomes.co.uk/consumercode.

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Kitchen Finishing Touches	Astbury	Bowland	Wynbury	Harwood	Denholme A	Denholme B	Mearley	Rishton	Reedley	Helsby	Carron	Capenhurst	Tatton	Hartford
4 ring gas hob	✓	✓		✓				✓		✓				
5 ring gas hob			✓		✓	✓	✓		✓		✓	✓	✓	✓
Single electric oven	✓	✓		✓				✓		✓				
Double electric oven			✓		✓	✓	✓		✓		✓	✓	✓	✓
60cm stainless steel chimney cooker hood		✓						✓		✓				
90cm stainless steel chimney cooker hood					✓		✓		✓			✓		
90cm island cooker hood	✓		✓	✓		✓					✓		✓	✓
Integrated 50/50 fridge freezer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated washer	✓		✓	✓	✓	✓		✓	✓		✓	✓	✓	
Space for washer		✓					✓			✓				✓
Ceramic floor tiles to kitchen area only	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Rigid built cabinetry – 6 collections available*	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Hard wearing high quality laminate worktops	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Under cupboard LED lights	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close doors & drawers	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome LED downlights to kitchen area only	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

*Subject to build stage. This specification is for general guidance only and purchasers are requested to satisfy themselves fully of the specification applicable to the home of their choice before reservation. Seddon Homes pursues a policy of continuous improvement so whilst every effort has been made to ensure this information is correct, it is intended only as a guide and the company reserves the right to alter the specification as necessary and without prior notice. This does not form any part of a contract or sale. Please note that plots may be subject to amended specifications under new regulations. Due to ongoing supply chain issues, it may be necessary to substitute the specification with an alternative brand or model number. Please speak to your Sales Advisor for more information.