



## KITCHENS

- A choice of kitchen units and worktops (choice subject to build programme)
- NEFF stainless steel single multifunctional electric oven
- NEFF stainless steel 4-ring gas hob
- Stainless steel chimney-style recirculating hood
- Stainless steel splash-back to hob
- Integrated NEFF fridge/freezer
- Integrated NEFF dishwasher
- Built in NEFF microwave
- 100mm co-ordinating worktop upstand (choice of colour subject to build programme)
- One and a half bowl sink and top lever tap to kitchen with choice of colour (choice subject to build programme)
- Stainless steel single bowl and tap to utility (where applicable)
- Plumbing for washing-machine
- Cutlery tray
- Soft closers to all units and drawers

## BATHROOMS AND EN-SUITES

- White contemporary sanitaryware by Villeroy & Boch
- Chrome towel radiators to bathroom, en-suites and WC
- Chrome brassware by Vado
- Electric shaver point to bathroom and en-suite
- Choice of ceramic wall tiles by 'Porcelanosa' (choice subject to build programme)
- Extent of tiling to be: splash-backs above hand-basins in WCs, half-height ceramic tiling to walls receiving sanitaryware, and full-height ceramic tiling to shower enclosures (where available) in bathrooms and en-suites. Choice of two co-ordinating 'Porcelanosa' wall tiles in main bathrooms and en-suites to create feature walls. The feature wall in main bathrooms is to be the wall along the length of the bath. In en-suites the feature wall is to be the back wall of the shower cubicle
- Vado thermostic shower to en-suite

## SAFETY AND SECURITY

- Mains-powered smoke detectors
- Window locks to all windows (except upper floor escape windows)
- Multi-point locking systems to front and rear doors

## ELECTRICAL

- Sky+HD TV aerial point contained within media plate to lounge and family rooms with wiring to loft space (system to be completed by contacting SKY direct)
- Digital TV aerial point contained within media plate to lounge and family room wired to aerial in loft space
- Digital TV aerial point to master bedroom wired to aerial in loft space

- BT socket to lounge contained within media plate
- BT socket to master bedroom
- Mechanical Ventilation with Heat Recovery (MVHR) – Conserving energy within your home by recovering heat from bathrooms and kitchens, and then transferring the warm air to habitable rooms

## GENERAL

- UPVC double-glazed windows
- UPVC bi-folding doors to rear of properties
- UPVC french doors (where shown on working drawings)
- Sound-reducing upper floor systems (minimises squeaking floor boards)
- Black rainwater pipes and gutters
- Gas central heating throughout
- Thermostatically controlled radiators to all rooms except where roomstat fitted
- 10-year warranty

## DECORATION

- Smooth-finish ceiling painted white
- All internal woodwork painted gloss white
- All internal walls painted white
- Semi-solid internal doors painted gloss white
- Satin chrome-effect internal ironmongery

## EXTERNAL

- Front porch light
- Front and rear garden turfed
- Landscaping to approved scheme
- Grey concrete pavings to form pathways and patios as shown on external works layout
- Black tarmac drives with grey concrete edgings
- 1.8m screen fencing to rear gardens, including pedestrian timber gate. See external works layout for exact details and locations
- Steel up and over garage doors
- Double socket and light to garage

## UNIQUE EXTRAS

- A wide range of extras are available. Please see sales consultant for prices and full range (all subject to build stage)