



KITCHENS

- A choice of kitchen units and worktops (choice subject to build programme)
- Bosch stainless steel single multifunctional electric oven
- Bosch stainless steel 4-ring gas hob
- Stainless steel chimney-style recirculating hood
- Stainless steel splash-back to hob
- Bosch Integrated fridge/freezer
- 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*
- 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 and en-suites
- 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 applicable). Choice of two co-ordinating 'Porcelanosa' wall tiles in main bathrooms and en-suites to create feature walls. The feature wall is indicated on wall tile drawings
- Vado thermostatic shower to en-suite

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

SAFETY AND SECURITY

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

GENERAL

- UPVC double-glazed windows
- UPVC French patio doors
- Black rainwater pipes and gutters
- Gas central heating two zone system throughout
- Thermostatically controlled radiators to all rooms except where roomstat fitted
- 10-year warranty (NHBC)

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 garden turfed
- Landscaping to approved scheme
- Grey concrete paving 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

OPTIONS

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