

Specification

GARRETT MANOR, MOSLEY COMMON

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 hob
- Stainless steel chimney-style recirculating hood
- Stainless steel splashback to hob
- Bosch integrated fridge / freezer
- 80mm co-ordinating worktop upstand (choice subject to build programme)
- One and half bowl sink and top lever tap to kitchen (choice subject to build programme)
- Stainless steel single bowl and tap to utility (where applicable)
- Plumbing for washing machine
- Plumbing for dishwasher
- Cutlery tray
- Soft closers to all units and drawers

Bathrooms and ensuites

- White contemporary sanitaryware by Roca
- Chrome towel radiators to bathroom and ensuites
- Chrome brassware by Vado
- Electric shaver point to bathroom and ensuite
- 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 ensuites to create feature walls. The feature wall is indicated on wall tile drawings
- Vado thermostatic shower to ensuite
- Vado shower over the bath to main bathroom with shower screen
- Vanity unit to bathrooms and ensuites

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)

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
- Downlights to kitchen
- Downlights to bathroom and ensuites

Safety and security

- Alarm system
- 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

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).

We operate a policy of continuous product development and individual features such as windows, garages and elevation treatments may vary between individual plots and developments. Homes may be constructed from brick, stone or artificial stone or timber and all room sizes are approximate. Plots may be handed and garages may be single or double. Kitchen and bathroom layouts are indicative and any furniture layout is for illustrative purposes only. Whilst every effort has been made to ensure the information is correct it is designed specifically as a guide and may be subject to change during construction. Consequently, these particulars do not constitute or form any part of the contract. Individual detailed plans and specification are available, please see the Sales Consultant on the development for specific plot details prior to reservation.

We supply products by:

PORCELANOSA

Roca

VADO


eccleston
HOMES