

H

The Foothills

SPECIFICATION



ATTENTION TO DETAIL

makes all the difference

EVERYTHING WE DO AT HOLLINS HOMES IS BASED ON THE IDEA OF QUALITY. WE TAKE OUR RESPONSIBILITY TO DELIVER SUSTAINABLE AND ENVIRONMENTALLY FRIENDLY HOMES VERY SERIOUSLY. THIS GIVES YOU PEACE OF MIND BY HELPING THE ENVIRONMENT, WHILST ALSO SAVING YOU MONEY ON ENERGY BILLS.

WHEN YOU EXPERIENCE ONE OF OUR BEAUTIFUL HOMES, YOU KNOW IT CAN ONLY BE HOLLINS.

KITCHEN

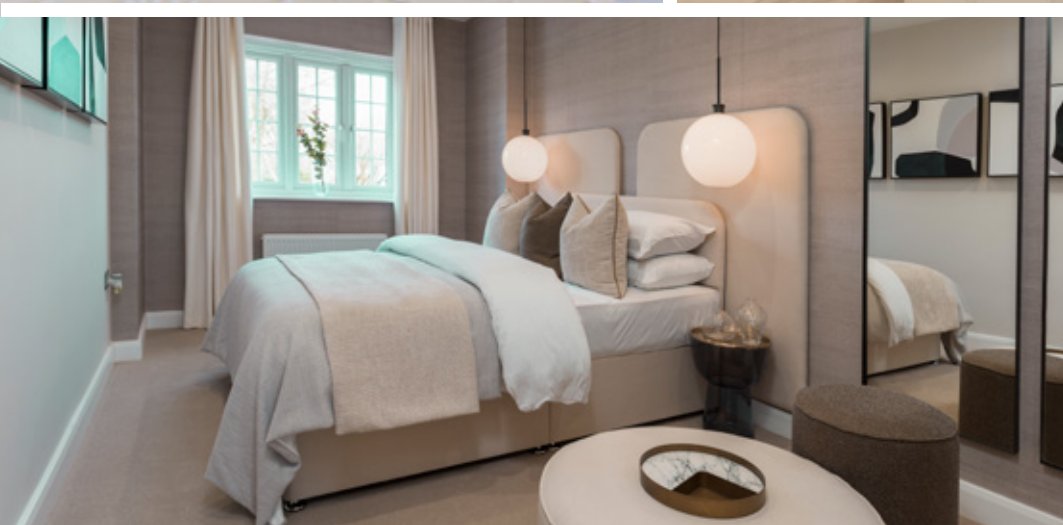
- A choice of fitted kitchen unit doors, laminate worktops as standard and co-ordinating worktop upstands (choices subject to build stage)
- Stainless steel hob splashback (where hob is against wall)
- Soft closers to all unit doors and drawers
- Cutlery draw insert
- Brushed steel electric oven (double oven in 4/5 bed homes)
- Brushed steel 4 burner gas hob
- Brushed steel extractor chimney hood
- Inset sink 1.5 bowl and chrome mixer tap
- Integrated in-column fridge/freezer
- Plumbing for washing machine in kitchen (in homes not afforded separate utility)
- Kitchen unit and appliance upgrades available as an optional extra subject to build stage

UTILITY (where applicable)

- A choice of fitted kitchen unit doors, laminate worktops as standard and co-ordinating worktop upstands (choices subject to build stage)
- Stainless steel inset single bowl sink and chrome mixer tap
- Plumbing for washing machine
- Additional kitchen units and appliances available as an optional extra subject to build stage

CLOAKROOM

- Sanitaryware in white
- Vado chrome single lever basin mixer with click waste
- Choice of Porcelanosa ceramic wall tiles (choice subject to build stage)
- Cloakrooms to receive tiled splashback to wash hand basin
- Additional wall tiling and larger format wall tiles available as an optional extra subject to build stage



MAIN BATHROOM

- Sanitaryware in white
- Vado chrome single lever mixer tap with click waste
- Vado thermostatic tablet bath filler with click waste and overflow
- Shower enclosure complete with glass door/chrome frame and Vado shower consisting of fixed head with side arm to house styles with a shower enclosure
- Choice of Porcelanosa ceramic wall tiles (choice subject to build stage)
- Main bathrooms to receive half height ceramic tiling to walls receiving sanitaryware, and full-height ceramic tiling to shower enclosures. Choice of two co-ordinating wall tiles to create feature walls. The feature wall in main bathrooms is to be the wall along the length of the bath and the back wall of shower cubicle (where applicable)
- Additional wall tiling and larger format wall tiles available as an optional extra subject to build stage
- Vado Electric Shower or thermostat bar shower above bath is available as an optional extra subject to build stage

EN-SUITES

- Sanitaryware in white
- Vado chrome single lever basin mixer with click waste
- Shower enclosure complete with glass door/chrome frame and Vado shower consisting of fixed head with side arm
- Choice of Porcelanosa ceramic wall tiles (choice subject to build stage)
- En-suites to receive half-height ceramic tiling to walls receiving sanitaryware, and full-height ceramic tiling to shower enclosures. Choice of two co-ordinating wall tiles to create feature walls. The feature wall in en-suites is to be the back wall of shower cubicle
- Chrome heated towel rail
- Additional wall tiling and larger format wall tiles available as an optional extra subject to build stage

HALL AND LANDING

- White 'satin' finish painted staircase with stained handrail and newel caps in oak

HEATING

- Gas fired central heating, radiators including thermostatic valves
- Nest controlled digital room thermostats

ELECTRICAL

- Telephone point to lounge
- TV point to Lounge, Bedroom 1 and Family room (if applicable). Wired to loft space.
- Smoke and heat detectors
- PIR 'Up and Down' external light to front door
- Power/light to integral
- Brushed chrome switches and sockets to ground floor
- Additional electrical items and upgrades available as optional extra subject to build stage
- One double socket with USB points to be provided in all kitchens

INTERNAL AND EXTERNAL WINDOWS AND DOORS

- UPVC double glazed windows. Window locks to all windows, except upper floor escape windows
- Multi-point locking system to all house external doors
- GRP front and rear doors (where applicable) with multi-point locking system
- Cottage' style 5 panel moulded textured internal doors finished in white 'satin', complete with contemporary door furnishings

DECORATION

- White emulsion to walls and ceilings
- Painted 'satin' finish woodwork
- Contemporary skirting and architrave to be finished in 'satin' white paint

EXTERNAL FEATURES

- Fencing (refer to boundary types key plan) 1.8m high timber fencing to rear/side gardens
- Timber side gate to rear access
- Black tarmac to drives and parking areas
- Grey concrete pavings to rear patio and footpath (refer to site specific layout for details/colour)
- Additional pavings and upgrades available as optional extra subject to build stage

GARDENS

- Front and exposed side gardens to receive turf
- Landscaping to approved scheme
- Fully turfed rear gardens

SUSTAINABILITY

- Energy efficient kitchen appliances
- High levels of wall and loft insulation
- Energy efficient lighting
- EV Charging ports as optional extra
- Nest thermostats included upstairs and downstairs. Easily program and control the heating of your home via your phone. It also can save you money on your bills thanks to its Eco modes

FLOOR FINISHES

- A large choice of floor finishes available as an optional extra subject to build stage





For further information please call 0330 133 4132

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