



Galloways Reach
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 to 4 & 5 beds)
- Brushed steel 4 burner gas hob (5 burner gas hob to 4 & 5 beds)
- Brushed steel extractor chimney hood
- Inset sink 1.5 bowl and chrome mixer tap
- Integrated in-column fridge/freezer to all properties
- 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

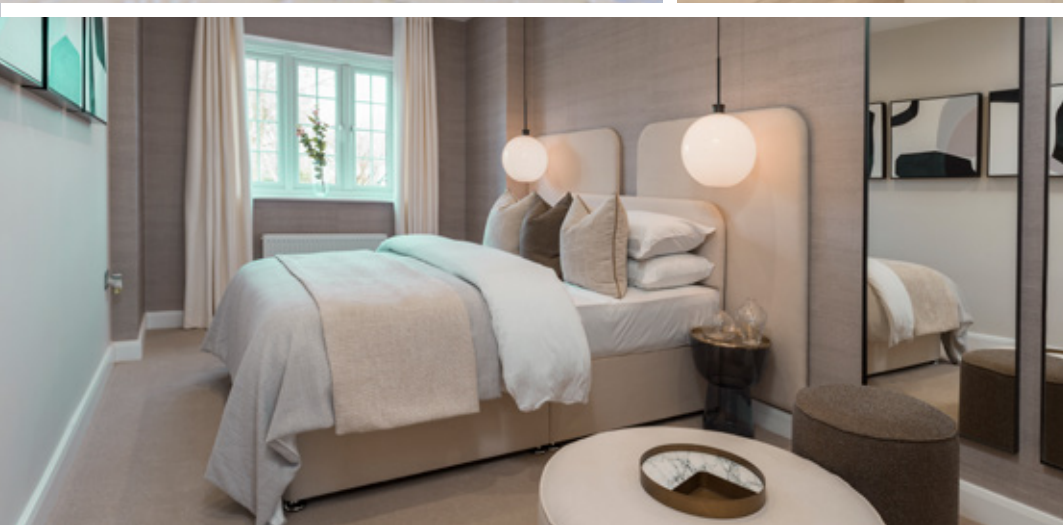
UTILITY (where applicable)

- 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
- For house styles with a shower enclosure in the main bathroom – Vado fixed head shower and side riser rail shower with glass door/chrome frame
- Choice of Porcelanosa ceramic wall tiles (choice subject to build stage)
- Main bathrooms to receive half height ceramic tiling (where applicable) and full-height ceramic tiling to shower enclosures (where applicable).
- Additional wall tiling and larger format wall tiles available as an optional extra subject to build stage
- Vado thermostat bar shower or electric Shower above bath is available as an optional extra subject to build stage.

EN - SUITES

- Sanitaryware in white
- Chrome heated towel rail
- Vado chrome single lever basin mixer with click waste
- Shower enclosure complete with glass door/chrome frame. Vado shower consisting of fixed head with side riser rail shower.
- Choice of Porcelanosa ceramic wall tiles (choice subject to build stage)
- Full-height ceramic tiling to shower enclosures. Choice of two coordinating wall tiles to create feature walls.
- 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 ash handrail

HEATING

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

ELECTRICAL

- Telephone point to lounge (also to study in Wellington+ type)
- 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 garages
- Brushed chrome switches and sockets to hallway, lounge, kitchen/diner/family areas and study (if applicable)
- 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
- Tarmac to drives and parking areas
- Flagging 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
- Electric car charging points

GARDENS

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

SUSTAINABILITY

- Energy efficient kitchen appliances
- High levels of wall and loft insulation
- Energy efficient lighting

FLOOR FINISHES

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

All travel times, distances, companies, businesses and trading names are believed to be correct at the time of going to print, but any prospective buyer should make their own enquiries. All materials and kitchen/bathroom layouts are indicative only and the final layout, materials, colour and external elevations are subject to change. Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Hollins Homes reserves the right to amend the specification and house layout as necessary and without notice. This does not constitute or form any part of a contract of sale. February 2023.

