Specification

KITCHEN
- A choice of fitted kitchen units, worktops 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 BOSCH electric single oven
- Brushed steel BOSCH 4 burner gas hob
- Brushed steel BOSCH extractor chimney hood
- Inset sink 1.5 bowl and chrome Monobloc tap
- Integrated in-column fridge/freezer
- Integrated built-in microwave
- Integrated dishwasher
- Plumbing for washing machine (in homes not afforded separate utility)
- Chrome recessed downlighters
- Kitchen unit and appliance upgrades available as an optional extra subject to build stage

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

MAIN BATHROOM
- Villeroy & Boch sanitaryware in white
- Vado 'Photon' chrome single lever basin mixer with click waste
- Vado 'Altitude' chrome tablet thermostatic 2 way bath valve with pop-up waste and overflow
- Shower enclosure complete with glass door/chrome frame and Vado shower consisting of 200mm round chrome 'Aquablade' fixed head and 'Altitude' concealed chrome tablet thermostatic 2 way shower valve, with single function mini shower kit to Blake, Bronte and Churchill house styles
- 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 (where applicable). Choice of two co-ordinating wall tiles from 'Porcelanosa' range 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)
- Chrome recessed downlighters
- Additional wall tiling and larger format wall tiles available as an optional extra subject to build stage
- Shower above bath is available as an optional extra subject to build stage

EN-SUITES
- Villeroy & Boch sanitaryware in white
- Vado 'Photon' chrome single lever basin mixer with click waste
- Shower enclosure complete with glass door/chrome frame and Vado shower consisting of 200mm round chrome 'Aquablade' fixed head and 'Altitude' concealed chrome tablet thermostatic 2 way shower valve, with single function mini shower kit
- 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 from 'Porcelanosa' range to create feature walls. The feature wall in en-suites is to be the back wall of shower cubicle
- Chrome recessed downlighters
- Chrome heated towel rail
- Additional wall tiling and larger format wall tiles available as an optional extra subject to build stage

CLOAKROOM
- Villeroy & Boch sanitaryware in white
- Vado 'Photon' 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

HALL AND LANDING
- White 'satin' finish painted staircase with light oak stained handrail and newel caps

HEATING
- Gas fired central heating, radiators including thermostatic valves
- Digital room thermostats
- Chrome heated towel rail to en-suites

ELECTRICAL
- Telephone point to lounge
- Television point to Lounge, Bedroom 1 and Family room (if applicable). Wired to loft space. Customer to organise their own aerial
- Smoke and heat detectors
- PIR 'Up and Down' external light to front door
- Power / light to on plot garage
- Brushed chrome switches and sockets to hallway, lounge and kitchen/diner /family areas
- Chrome Recessed Downlighters to Dining Area and Family Area (where applicable)
- Additional electrical items and upgrades available as optional extra subject to build stage

INTERNAL AND EXTERNAL WINDOWS AND DOORS
- UPVC double glazed windows. Window locks to all windows, except upper floor escape windows
- French doors with multi-point locking system to Austen, Brunel, Elgar and Joyce house styles
- Bi-folding doors with multi-point locking system to Blake, Bronte, Churchill, Nelson, Shakespeare, Wellington and Wellington + house styles
- GRP front and rear doors (where applicable) with multi-point locking system
- 'Cottage' style semi solid internal doors finished in white 'satin', complete with contemporary chrome door furniture

DECORATION
- Soft 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 feather edge 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

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