Specification

Kitchen/Laundry

- Contemporary style fitted kitchen with selection of colour choices
- Worktop with upstand to wall
- Composite single bowl sink and monobloc mixer tap
- Integrated cooker hood and stainless steel splashback to hob
- 4-Zone Induction Hob
- Stainless steel single fan oven
- Plumbing and electrics for washing machine
- Plumbing and electrics for dishwasher (please note: some housetypes can only accommodate a slimline dishwasher)
- 3 spot LED track light to ceiling

Bathroom/En-Suite/WC

- Roca contemporary style white sanitaryware with VADO monobloc tap
- VADO Thermostatic shower mixer valve (where applicable)
- Low profile shower tray with chrome style framed clear glass enclosure
- Ceramic wall tiles to bathroom and en-suites (please refer to drawings for specific areas)

Electrical

- TV socket to lounge
- Telephone socket (housetypes vary - please see drawings for location)
- White sockets and switches
- PIR operated porch light (please see drawings)
- Front doorbell and chime
- USB charging socket to kitchen
- Power and lighting to integral garages
- Carbon dioxide monitor (CO2) fitted to bedroom 1
- Mains wired (with battery back-up) smoke detectors
- EV Chargers installed as standard

Heating

- Highly sustainable heating provided by an electric air source heat pump
- Thermostatically controlled radiators to all rooms (except where room thermostats are fitted)
- Programmable control of heating zones

Exterior

- Double glazed PVCu windows
- Double glazed PVCu french casement doors to patio (where layout permits)
- PVCu fascias, soffits and rainwater goods
- Multi-point door locking system to front and rear/side doors
- Up-and-over steel garage door (where applicable)
- House numbers ready fitted

Decorative

- Square spindles and newels to staircase
- Square featured skirting boards and architraves
- Vertical Panel White internal doors with satin handles
- Smooth finish ceilings, painted in white matt
- Walls painted in white satin finish
- Woodwork painted in white satin finish

Landscaping

- Turf to front garden
- 0.9m post and rail fence between plots
- 1.8m screen fence to rear boundary (please refer to boundary treatment drawing)
- Rotovated topsoil to rear garden

All customer selections and extras can only be included at an early stage of building construction. Please check with the Development Sales Adviser for the specific details. These sales particulars do not constitute a contract, form part of a contract or a warranty.