

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

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

Central heating system throughout, heat supplied via district heat network

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 matt finish

Woodwork painted in white satin finish

Landscaping

Turf to front garden

1.8m post and rail fence between plots

1.8m screen fence to rear boundary (please refer to boundary treatment drawing)

Rotovated topsoil to rear garden



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