

Electrical

 ${\bf Electrical\ sockets\ in\ white\ to\ NHBC\ /\ LABC\ requirements.}$

Family Room pre-wired for Terrestrial Digital TV.

Bedroom 2 (where no family room) pre-wired for Terrestrial Digital TV.

Lounge media plate pre-wired for BT & Virgin / Fibre (where available) & Terrestrial Digital TV. Master bedroom pre-wired for Terrestrial Digital TV and provision for Virgin Media (where available). Lounge and master bedroom provided with 1no. Deta double socket with USB charging ports.

Kiln Gate 13B936 - The Webster (S/T) Sales Specification & 13B920 - The Houghton A2B824 - The Gennings 13B790 - The Lawrence 13B1036 - The Edwena 14B1210 - The Beckett 12B705 - The Kemble 13B936 - The Kea (D) V1B599 - The Sabina 18471 - The Selwyn 14B1342 - The Paris 12B637 - The Alban 13B838 - The Mirin Finishes. Version 24.9 August 2020 Applicable units:

53 - 165, 168 - 216	A16	A1E	A2I	HZ1	H21	H31	EH.	H31	H3	H3	H3	T T	H 4
·		ıt.	,u. 5/ i	- 56111	i Deta	cried c	n iviid/	LIIG I	Sirace	a. Ken	er to L	revelop	michi
Kitchen	1		1				ı	ı			1		
A choice of Moores base and wall units fitted with soft closers to drawers and doors.	•	•	•	•	٠	٠	•	•	٠	٠	•	•	•
goomm tall wall units and goomm tall boiler housing (Refer to working drawings).													•
738mm tall wall units and 900mm tall boiler housing (Refer to working drawings).	•	•	•	•	•	•	•	•	•	•	•		
A choice of 40mm laminated worktops and matching upstands with stainless steel splashback behind hob.	•	-	•	•	•	•	-	•	•	•	-	•	-
Hotpoint stainless steel built in tall double fan oven with 90cm 6 burner Hotpoint gas hob and 90cm Hotpoint chimney										_	_		_
extractor hood.										•	•		•
Indesit stainless steel built under single fan oven with 60cm 4 burner Indesit gas hob and 60cm Indesit chimney extractor													
hood.											_		
Indesit F rated, Integrated fridge/freezer 50/50 split.	_	_	_	_	_	_		_	_	•	•	_	•
Space for fridge/freezer.	•	•	•	•			•	•				•	
Plumbing for washing machine or washer dryer if no Utility . (Washing machine or washer dryer available as a sales extra).	•	•	•	•	•	•	•						
Indesit F/E rated freestanding washer dryer.		•											
Indesit F rated Integrated dishwasher.										٠	•		•
Removable kitchen unit & pre-plumbing for integrated dishwasher. (Dishwasher available as a sales extra).		•		•	•	•	•	•	•			•	
Stainless steel inset sink/drainer with chrome kitchen mixer tap.													•
Downlights to kitchen area and low voltage under wall unit lighting.													
4 way spotlight fitting to kitchen area.												•	
Utility / Utility Cupboard / Laundry (where applicable)													
Units to match main kitchen.													
A choice of 40mm laminated worktops and matching upstands.												•	•
Plumbing for washing machine (washing machine not provided).													
Tumble dryer space. Refer to Kitchen Design. (Tumble dryer not provided).										٠		•	•
Stainless steel inset sink/drainer with chrome kitchen mixer tap. (where provided on working drawing).													
2 burner electric hob.													
Bathroom													
Roca steel bath with bath panel featuring chrome bath / shower mixer tap with hand shower and chrome wall mounted													
holder.	_	_	_	_	_	_	_	_	_	_	_	_	
Elements Shower tray and Lakes Coastline shower screen with thermostatic shower valve.	•	•		•	•								
Ideal Standard open shrouded back WC with exposed close coupled cistern.				•					-				_
Ideal Standard washbasin on pedestal featuring chrome mono basin mixer tap.	•				•		•				-		
Half height wall tiling behind sanitaryware and to perimeter of bath.			•			•		•	•	•	•	•	-
Full height wall tiling to perimeter of bath & tiled spashback above wash hand basin. Half height wall tiling behind WC & tiled splashback above basin. Half height to perimeter of bath.				-			_						
Tiled finish to window cills (if window shown on plot specific drawings). Downlights.												_	
Low Energy batten light fitting.											-		
En-suite (where provided)	_												
Elements shower tray with Lakes Coastline pivot shower screen (and fixed side panel where applicable).													
Elements shower tray with Lakes Coastline bi-fold shower screen.						_							
·							_				_		
Elements shower tray with Lakes Coastline sliding shower screen (and fixed side panel where applicable).			•						•	•		•	•
Thermostatic shower.												•	•
8.5Kw Aqualisa Quartz Electric Shower.			•			•	•	•		•	•		
Ideal Standard open shrouded back WC with exposed close coupled cistern.			•			•	•	•	•	•	•	•	•
Ideal Standard washbasin featuring chrome mono basin mixer tap.			•			•	•	•		•	•	•	-
Half height wall tiling behind sanitaryware. Full height to perimeter of shower.			•			•			•	•	•	•	-
Half height wall tiling behind WC & tiled splashback above basin. Full height to perimeter of shower							•	•					
Tiled finish to window cills (if window shown on plot specific drawings).			•			٠	•	•	٠	٠	•		•
Downlights.											•		•
Low Energy batten light fitting.			•			•	•	•	•	•			
Cloakroom / WC													
Elements shower tray with Lakes Coastline semi frameless bi-fold shower screen.													
Thermostatic shower.													
Ideal Standard open shrouded back WC with exposed close coupled cistern.				•		•	•	•	•	•	•	•	•
Ideal Standard cloakroom washbasin on pedestal featuring chrome mono basin mixer tap.				•	•	•		•	•	•	•	•	•
Ideal Standard corner washbasin on pedestal featuring chrome mono basin mixer tap.							•						
Wall tiling splashback above basin.	<u> </u>		<u> </u>			•							•
Bedrooms													
Wardrobe to Bed 1, fitted with sliding, mirrored doors and threshold strips. Wardrobe to Bed 1, fitted with lever handles and latch to match the main doors. Heavy duty magnetic catches top and						•							
bottom. Doors to be fitted with threshold strips.				•					•	•	•	•	•
Flectrical			1	1									

Kiln Gate 13B936 - The Webster (S/T) 13B790 - The Lawrence The Houghton Gennings Edwena Sales Specification & Finishes. 14B1210 - The Beckett 12B705 - The Kemble 1B471 - The Selwyn A1B599 - The Sabina The Alban The Mirin The Kea ST.MODWEN Version 24.8 3B1036 - The The 2B824 - The August 2020 3B920 -3B936 -12B637 -3B838 -Applicable units: Telephone point in bedroom 1 (Refer to Working drawings for exact location). Telephone point in bedroom 2 (Refer to Working drawings for exact location). Telephone point in study (Refer to Working drawings for exact location). 2no. Deta double sockets and a telephone point to allow for home working (Refer to Working drawings for exact location). Door bell Low energy lighting to Building Regulations standard. Switched light and double socket to garage (where garage is within the curtilage of plot). Heating Gas fired central heated white radiators and thermostatic valves (where specified on heating designs). Thermostat with digital display. (Refer to Working drawings for exact location). Internal & External Windows & Doors uPVC high performance glazed windows/patio doors/bi-fold doors (where specified), with sealed double glazed units, chrome ironmongery and window restrictors (where applicable). Insulated GRP (Glass Reinforced Plastic) panel painted front/side/rear door (where applicable), colours refer to finishes Garage up & over steel door with Plastisol finish (where applicable). Suffolk grained, vertical grooved white gloss internal doors. Insulated, drop down, loft hatch. Insulated, drop down, steel, fire rated loft hatch (to three storey homes). Satin stainless steel finish curved mitred lever door furniture throughout. Decoration All walls to be finished in white matt emulsion. Ceiling finished in white matt emulsion. White gloss painted staircase with white gloss balustrades, handrails and newel caps. П П White gloss painted staircase and balustrades with hardwood handrails and newel caps with osmose wax finish. White gloss painted 144mm x 18mm square edge MDF skirting, with feature square edged groove. White gloss painted 69mm x 22mm square edge MDF architrave, with feature square edged groove. White gloss painted woodwork. Security Multi-point door locking to external / french / patio doors. Windows fitted with window locks with key, unless fire escape. Mains supply smoke detectors to Building Regulations requirements. Carbon monoxide alarm. Through door viewer & chain. PIR controlled external light to front door. Pre-wire for external lights to rear and side doors. **External Features** Front garden graded, turfed and planted as applicable. Rear garden graded and turfed. Fencing - 1800mm timber fencing with gate to rear and side boundaries (type as indicated on site layouts). Paths - Buff paving flags as indicated on site layouts. Patio - Buff paving flags outside patio door as indicated on site layout. Terrace Balconies - Buff paving flags to external walk-out balconies Slim profile, grey GRP canopy above entrance door Tarmac access drive/hardstanding or block paving with concrete edgings (as indicated on site layouts).

Master Version 24.8 (17/03/22) R9075-SMH-19-XX-SP-K-1001

White PVC-U fascia boards & soffits.

Black gutters and downpipes.

External Tap.