

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
Stainless steel cooker hood and stainless steel splashback to hob
4-burner gas hob to Terraced and Semi-detached homes; 5-burner gas hob to detached homes
Stainless steel single fan oven
Plumbing and electrics for washing machine
Plumbing and electrics for dishwasher
3 spot LED bar 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
Photovoltaic roof panels (position and quantity specific to plot and orientation - ask for details)
Battery operated carbon monoxide detectors (locations vary)
Mains wired (with battery back-up) smoke detectors

Heating

Gas central heating throughout
Thermostatically controlled radiators to all rooms (except where room thermostats are fitted)
Programmable control of heating zones

Double glazed PVCu windows
Double glazed PVCu french casement or bi-fold doors to patio (where layout permits)
PVCu fascias, soffits and rainwater goods (where shown on drawings)
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 nickel finished handles
Smooth finish ceilings, painted in white
Walls painted in white matt emulsion
Woodwork painted in white satin finish

Landscaping

Turf to front garden
1.8m larch lap fencing panels or solid close-board fencing
1.8m fence to rear boundary only (please refer to boundary treatment drawing)
Rotovated topsoil to rear garden



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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.

