

# Specification

## Kitchen/Laundry

Contemporary style fitted kitchen with selection of colour choices

Worktop with upstand to wall

Single bowl sink and chrome mixer tap

Stainless steel cooker hood and stainless steel splashback to hob

Gas hob

Stainless steel double fan oven

Plumbing and electrics for washing machine

Integrated dishwasher and 50/50 fridge-freezer

Downlights

## Bathroom/En-Suite/WC

Contemporary style white sanitaryware with single lever bath filler

Thermostatic shower mixer valve (where applicable)

Shower tray with chrome style framed clear glass enclosure

Ceramic wall tiles to bathroom and en-suites (please refer to drawings for specific areas)

Downlights

## Electrical

Media plate to lounge and principal bedroom – pre-wired for BT and terrestrial digital TV and provision for hyperoptic

Additional TV sockets (house types vary – see drawings for location)

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 lounge and principal bedroom

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

## Exterior

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

Outside tap

## Decorative

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 gloss finish

## Landscaping

Turf to rear 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)