

# Specification

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## 4 Bedroom Houses

### EXTERNAL FEATURES

- White UPVC windows
- Integral single garage with electrically operated door
- On plot parking for all homes
- Larger than normal landscaped rear garden & patio area
- French doors from kitchen / diner to garden
- External lighting outside front and rear door
- Electric vehicle charging point
- Door numerals provided

### INTERNAL FEATURES

- 9ft floor to ceiling heights on ground floor
- White painted doors with chrome ironmongery
- Chrome light switches and sockets
- Ensuite to master bedroom
- Built in wardrobes to master and second bedroom
- Coving to selected rooms on ground floor
- Under stairs storage cupboard
- Downstairs WC
- Burglar alarm

### KITCHEN / DINING AREA

- Professionally designed kitchen with under pelmet lighting
- Choice of kitchen units and worktops from selected range
- Choice of tiling from worktop to underside of units, or 100mm upstand with glass splashback to rear of hob.

- Built in appliances to include stainless steel 5-ring gas burner hob, stainless steel double oven, stainless steel extract hood, integrated dishwasher, fridge/freezer and washer/dryer\* (B Type washer/dryer is in Utility Room)
- Double doors leading to rear garden
- Recessed downlights to kitchen and dining area

### UTILITY AREA (HOUSE TYPE B ONLY)

- Choice of kitchen units and worktop (to match Kitchen)
- Built in washer/dryer
- Recessed downlights

### BATHROOMS

- White ideal standard suites
- Built in thermostatic shower mixer
- Choice of ceramic wall tiles to tiled areas from Porcelanosa range
- Full height tiling to all shower areas
- Shower over bath in family bathroom with glass shower screen
- Ideal standard taps
- Recessed downlights to all bathrooms and WC
- Towel radiators

### PLUMBING & ELECTRICS

- Gas central heating – zoned heating control
- TV points to lounge, dining area and all bedrooms
- BT points to living room and all bedrooms
- Mains smoke detectors
- Minimum 1 USB point to kitchen, living room and beds 1 and 2
- Fibre broadband connection to property
- Carbon monoxide detectors