Detail is the essence of quality

ENJOY AN EXCEPTIONAL SPECIFICATION

Kitchens

- 20mm laminate with 100mm upstand – within 2 & 3 beds
- 20mm composite stone with 100mm upstand and drainage grooves – within 2 (The Barn), 4 & 5 beds
- Inset stainless-steel bowl and a half sink – within 2 & 3 beds
- Underslung stainless-steel bowl and a half sink – within 2 (The Barn), 4 & 5 beds
- Single Bosch oven and 4 ring induction hob with hood – within 2 & 3 beds
- Double Bosch oven and 5 ring induction hob with hood – within 2 (The Barn), 4 & 5 beds
- Integrated Bosch fridge freezer
- Integrated Bosch dishwasher

Bathrooms, Ensuites and Cloakrooms

- Porcelanosa wall tiles – not included in cloakroom
- Full height tiles to three sides of bath in bathroom
- Full height tiles to shower cubicle
- Half height tiles behind wash hand basin (excluding cloakroom)
- Lakes glass shower enclosure with sliding or pivot door and side panel
- Serenity back-to-wall, floor mounted WC with concealed cistern and soft close toilet seat
- Vado ceiling mounted thermostatic shower with waterfall head
- Shaver socket to bathroom and ensuites
- Chrome heated towel rail
- Recessed mirrors with LED lighting

Utility Room

- 20mm laminate with 100mm upstand – within 2 & 3 beds
- 20mm composite stone with 100mm upstand and drainage grooves – within 2 (The Barn), 4 & 5 beds
- Inset stainless-steel single bowl sink – within 2 & 3 beds
- Underslung stainless-steel bowl sink – within 2 (The Barn), 4 & 5 beds

Plumbing & Heating

- Vaillant air source heat pump
- Polypipe underfloor heating to ground floor
- Stelrad compact radiators to first floor

Electrical & Lighting

- TV point in main bedroom
- Mains operated doorbell
- 2 twin switched sockets, satellite and digital TV aerial point plus BT point to living room & study where applicable
- LED downlights to kitchen, bathroom, en-suite & utility room
- White screwless switch plates
- External lights to front door and doors to rear garden
- Indirect LED lighting to kitchen
- Deta smoke alarms

Décor

- White finish to doors & woodwork
- Smooth finish to all walls & ceilings, painted in white emulsion

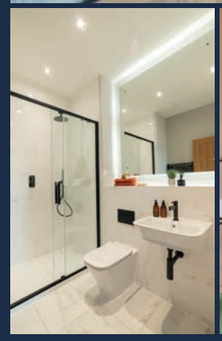
Joinery

- Grey steel garage door
- GRP Horizontal panel door in anthracite grey with long bar pull handle to all plots
- Grey aluminium framed bifold doors to access garden
- Built-in sliding wardrobes to main bedroom
- Solid internal doors with five vertical panels

External

- Door number plate
- Curv360 7kw car charger
- Buff paviours to paths, light grey block paving to driveways
- Turf to rear garden
- Outside tap to rear garden
- Flush casement UPVC windows in anthracite grey

Specification details are correct at time of going to print but are for guidance only and remain subject to change. Exact fittings and finishes are subject to availability at time of installation.



Our attention to detail and focus on quality means you don't have to worry about redecorating or repairing your home, but can enjoy the benefit of something brand new.