Detail is the essence of quality

Kitchens

22mm laminate worktops – within 2 & 3 beds 20mm Forza stone worktops to kitchens – within 4 & 5 beds

1.5 bowl stainless steel sink and Vado Bahr monobloc mixer tap

Carron Phoenix Zeta 150 Stainless Steel Inset sink – within 2 & 3 beds

Undermount sink with worktop drainer grooves on Forza Quartz worktops

Single Bosch oven and 60cm induction hob with hood – within 2 & 3 beds
Double Bosch oven and 80cm induction hob with hood – within 4 & 5 beds

Integrated Bosch Fridge Freezer

Integrated Bosch Dishwasher

Bathrooms, En Suites & Cloakrooms

Porcelanosa 590mm x 330mm wall tiles

Half height tiles to all sanitaryware walls (Excluding downstairs WC)

Full height tiles to shower enclosure and half height around baths with shower

White or grey grout and tile edges to suit wall tile colour

Concealed thermostatic shower. Vado Tablet

Roca Gap Rimless Back to Wall WC pan with soft close toilet seat

Towel Rads Pisa Straight Chrome to bathrooms and en suites

Shaver socket to bathroom and en suites

Illuminated mirror (Only in the main bathroom and en suite, not in WC)

Utility Room

Single bowl stainless steel sink and Vado Bahr monobloc mixer tap to all utilities (except The Barn & The Somerford)

21mm laminate worktops with upstands – within 2 & 3 beds
20mm Forza stone worktops – within 4 & 5 beds

Separate washing machine and tumble dryer space

Plumbing & Heating

Outside tap to rear garden

Vaillant EcoFIT Sustain 835 Combination boiler - within 2 & 3 beds
Vaillant EcoTEC Green iQ 835 Gas fired Combination boiler – within 4 & 5 beds

Stelrad Compact radiators to all rooms except bathroom and en suite/s

Valliant air source heat pumps throughout plots 73 – 88

Polypipe underfloor heating to ground floor within plots 73 – 88 (First floor only for The Q Type)

Electrical & Lighting

Deta Slimline Screwless white sockets and switches

Aico smoke detectors, heat detectors and carbon monoxide detectors

TV point in living room, main bedroom and study/snug

Mains operated doorbell

Low energy pendant lights

LED downlights to kitchen, utility, bathroom and en suite

External lights to front door and doors to rear garden

LED strip lighting under wall units in kitchen

32 amp EVIQ car charging point

Joinery

Steel garage door

Composite front door – within 4 & 5 beds

Aluminium/steel front door – within 2 & 3 beds

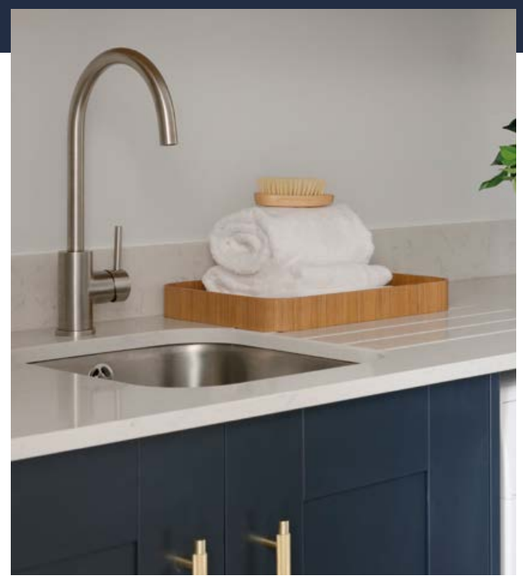
Built-in sliding wardrobes to main bedroom (Excluding The Loft house type, has a bespoke built-in wardrobe)

Solid white internal doors with five vertical panels

Décor

White gloss finish to doors & woodwork

Smooth finish to all walls & ceilings, painted in white emulsion



A Backhouse home is exquisitely designed and built to exceptionally high standards so you can be sure that your house is ready for you when you want to move in. Our interiors have been thoughtfully created to respond to modern lifestyles and accommodate your needs and you'll be able to personalise your new home with a variety of finishing touches.
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.

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.