Detail is the essence of quality

ENJOY AN EXCEPTIONAL SPECIFICATION

Kitchens

- 20mm laminate worktop with 100mm upstand – within 1, 2 & 3 beds
- 20mm composite stone worktop with 100mm upstand and drainage grooves – within 4 beds
- Inset stainless-steel bowl and a half sink – within 1, 2 & 3 beds
- Underslung stainless-steel bowl and a half sink – within 4 beds
- Single Bosch oven and 4 ring induction hob with hood – within 1, 2 & 3 beds
- Double Bosch oven and 5 ring induction hob with hood – within 4 beds
- Integrated Bosch fridge freezer
- Integrated Bosch dishwasher

Bathrooms, Ensuites & Cloakrooms

- Porcelanosa wall tiles
- Full height tiles to three sides of bath in bathroom
- Full height tiles to shower cubicle
- Roman glass shower enclosure with sliding door/side panel
- Duravit D-Neo back-to-wall, floor mounted WC with concealed cistern and soft close toilet seat
- Scudo Core 2 thermostatic shower with overhead shower head in chrome
- Shaver socket to bathroom and ensuites
- Chrome heated towel rail
- Recessed mirrors with LED lighting - where applicable

Utility Room

- 20mm laminate worktop with 100mm upstand – within 1, 2 & 3 beds if applicable
- 20mm composite stone worktop with 100mm upstand and drainage grooves – within 4 beds
- Inset stainless steel single bowl sink – within 1, 2 & 3 beds if applicable
- Underslung stainless-steel bowl sink – within 4 beds if applicable

Plumbing & Heating

- Vaillant boilers
- Stelrad radiators

Electrical & Lighting

- TV point in main bedroom
- Mains operated doorbell
- 2 twin switched sockets, satellite, and digital TV aerial point plus OFNL fibre 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

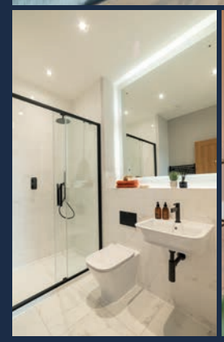
Joinery

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

External

- Door number plate
- Electric vehicle 7kw Smart Charger by Brim
- Buff paviours to paths
- Turf to rear garden
- Outside tap to rear garden
- 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.

EXAMPLES OF INTERIORS FROM PREVIOUS BACKHOUSE DEVELOPMENTS