Detail is the essence of quality

Kitchens

- 20mm laminate with 100mm upstand – within 3 beds
- 20mm composite stone with 100mm upstand and drainage grooves – within 4 & 5 beds
- Inset Stainless Steel bowl and a half sink – within 3 beds
- Underslung Stainless Steel bowl and a half sink – within 4 & 5 beds
- Single Bosch oven and 4 ring induction hob with hood – within 3 beds
- Double Bosch oven and 5 ring induction hob with hood – within 4 & 5 beds
- Integrated Bosch Fridge Freezer
- Integrated Bosch Dishwasher

Bathrooms, En Suites & Cloakrooms

- Porcelanosa wall tiles – not included in cloakroom
- Full height to three sides of bath in bathroom
- Full height to shower cubicle
- Half height tiles behind wash hand basin (excluding Cloakroom)
- Merlyn glass shower enclosure with sliding door/side panel
- Roca 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 en suites
- Chrome heated towel rail
- Recessed mirrors with LED lighting

Utility Room

- 20mm laminate with 100mm upstand – within 3 beds
- 20mm composite stone with 100mm upstand and drainage grooves – within 4 & 5 beds
- Inset Stainless Steel single bowl sink – within 3 beds
- Underslung Stainless Steel bowl sink – within 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
- Double socket with USB socket to living room, kitchen, main bedroom & study
- 2 twin switched sockets, satellite and digital TV aerial point plus BT point to living room & study*
- 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

*Study only within 4 & 5 beds. 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.

Joinery

- Grey steel garage door
- GRP vertical panel door in anthracite grey with long bar pull handle (The Croft only)
- Oak clad composite with long bar pull handle front door
- 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
- Solar PV panels – within The Moreton & The Hampton
- Easee One electric car charger with universal adaptor
- Buff paviours to paths, light grey block paving to driveways
- Turf to rear garden
- Outside tap to rear garden
- Flush casement UPVC windows - anthracite grey

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 choices and extras. 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.