

Specification*

General

	5 BED	4 BED	3 BED
Double glazed PVCu Windows	■	■	■
Double glazed PVCu multi point locking French doors and bi-fold doors (plot specific. Please ask for details)	■	■	■
Composite entrance doors	■	■	■
PVCu fascia and soffits	■	■	■
Door bell	■	■	■
Lantern light to front & rear	■	■	■
Brushed chrome lever handle - Aztec	■	■	■
White sockets and switches	■	■	■
White sockets above kitchen work top (1 with USB)	■	■	■
Oak veneer doors	■	□	□
5 panel white doors	□	■	■
140mm moulded skirting	■	□	□
125mm moulded skirting	□	■	□
100mm moulded skirting	□	□	■
Moulded architrave with plinth blocks	■	□	□
Oak handrail, oak newel post, oak cap, glass infill panel (plots 1, 7 & 9 only)	■	□	□
Oak handrail, spindles, strings, newel post and caps	■	□	□
Oak handrail, white spindles, oak strings, oak newel post & caps	□	■	□
Oak handrail, white spindles, white strings, white posts, oak newel caps	□	□	■
Walls – Dulux matt emulsion – Almond White	■	■	■
Ceiling – Dulux matt emulsion – Smooth White	■	■	■
Woodwork – Dulux White Satin	■	■	■
Air source heat pump	■	■	■
Mains operated smoke alarms	■	■	■
Thermostatic valve to radiators, where applicable	■	■	■
Underfloor heating system to ground floor	■	■	■
Zoned heating system to each floor with programmers	■	■	■
<i>NB. There is no gas to the development.</i>			

Kitchen

'Omega' kitchen with a selection of doors from our standard range	■	■	■
Under cupboard lights to kitchen only	■	■	■
White down lights to kitchen only	■	■	■
Chrome sockets to kitchen only	■	■	□
20mm Silestone work top, upstands and window sill detail from our standard range	■	□	□
Laminate work tops, upstands from our standard range	□	■	■
Glass splash back to hob, colour selection from our standard range	■	□	□
Stainless steel splash back to hob	□	■	■
1.5 Stainless steel underslung sink with Bristan Cinnamon chrome tap	■	□	□
1.5 bowl stainless steel sink and drainer	□	■	■
Bristan Cinnamon chrome tap	■	■	■
Bosch appliances	■	□	□
Zanussi appliances	□	■	■
Stainless steel double oven	■	■	□

Continued overleaf..

*Specifications are subject to change depending on design & build.

Continued...

5 BED
4 BED
3 BED

Stainless steel single oven	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5 ring induction hob	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4 ring induction hob	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Stainless steel chimney hood	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Integrated 50/50 fridge freezer	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Integrated dishwasher	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Space and plumbing for washing machine	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Removable cabinet and plumbing only for future dishwasher – where space permits	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Utility

'Omega' units & worktop choices from our standard range, stainless steel sink & drainer and plumbing for appliances (plot specific)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Flooring

Amitco LVT to kitchen area and utility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Lounge

TV socket & telecom point	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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Cloakroom, Bathroom & En-suite

All white sanitary ware	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
WC with soft close seat	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Bristan Orta chrome tap	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
White down lights to bathrooms, en-suites & shower rooms (where applicable)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Shaver / toothbrush point to bathroom	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Vanity unit to sanitary in bathroom & en-suite only (plot specific*)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Half height wall tiling to walls with sanitary ware in bathroom & en-suite	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Full height wall tiling to shower enclosures/walk in showers (plot specific)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
En-suite shower enclosure with chrome frame, fully tiled with shower	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Full height wall tiling to walls over bath with shower (plot specific)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Tiled splash back to basin	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Bedrooms

TV socket to master bedroom	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
TV socket to 2nd bedroom	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fitted wardrobes by Hammonds to master bedroom (plot specific plan please ask for further details)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

External

Block paved driveway	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Timber fencing in between plots – 1.8 meter high close board panel	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Post & rail rear fencing (plots 1 – 9 only)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Close boarded panel fencing to the rear (plots 10 – 16 only)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Turf and landscaping to front gardens	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Outside tap	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Patio area in Buff Saxon	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Electric garage door	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Manual up and over garage door	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
House number to front door	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Light and power to garage	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>



* Vanity unit - Please ask our sales advisor for further information.