



Specification

Kitchen and laundry rooms

- Quality fitted kitchen including double oven, hob, chimney hood, fridge, freezer and dishwasher.
- Tiling between worktop and wall units, from a large selection. Stylish under unit lighting.
- Chrome halogen downlighters to ceiling.
- High quality stainless steel sink and designer mixer tap.
- Laundry rooms have stainless steel sink with mixer tap and space for washing machine and tumble dryer.
- Where no separate laundry room, kitchens have space to accommodate a washing machine.



Bathrooms, en suites, shower rooms and guest toilets

- Chrome towel warmer in main bathroom.
- Armitage Shanks Sandringham sanitaryware in white with chrome Sonique taps.
- Quality white shower surround with chrome framed door.
- The Mapleton, Westley and Thornbury feature a spacious double shower surround.
- Chrome halogen downlighters to ceiling.



Internal features

- The Mapleton, Westley, Thornbury, Gretton, Quarrywood and Sandford feature contemporary oak finished doors throughout with complimentary oak finished skirtings and facings.
- The Iona, Kirkdale and Fisherton feature white painted finishings, with a choice of flush panel oak veneer doors, white two panel smooth doors or white multi-panel doors.
- At least one glazed door features in each home.
- Master bedrooms of the Iona, Kirkdale and Fisherton feature mirrored doors with sandblasted style features.
- Cornicing throughout (except upstairs in the Kirkdale). The Mapleton, Westley, Thornbury, Gretton, Quarrywood and Sandford have feature cornicing to the lounge.
- Choice of contemporary chrome door ironmongery.
- Cloakrooms have hat and coat hooks fitted.
- All ceilings are painted white with all walls magnolia.



Electrical

- Plenty of electrical sockets throughout. Two TV sockets (the master suitable for connection to Sky) and two telephone points.
- A shaver point is provided in the main bathroom and en suites.

Heating and hot water

- A combination condensing boiler provides heat throughout and lashings of hot water. Thermostatic controls and high levels of insulation ensure an energy efficient home.
- The lounge of every home has gas and electrical connections, allowing you to fit a feature fireplace, if wished.



Windows and external doors

- All homes, except Sandford, have French, sliding patio or inward opening patio doors leading to the rear garden. See individual floorplans for details. These and all windows are high quality double glazed white uPVC with lockable chrome handles.
- High performance doorsets are provided to the front with feature glazing.
- Rear doors have multi-bolt locking, frosted glazing to the top half and are oyster in colour.



External features

- All homes have a cast stone basecourse, dry dash render and traditional style black roof tiles.
- A detached single garage is an option on some plots where an integral garage is not provided. All garages feature an up and over door, fluorescent lighting and two double electrical sockets. External finishes match those of adjacent home.
- Each home has a front and rear garden. Turf is provided to all front gardens and an outside tap provided to the rear.
- Driveways can accommodate two cars and are block paved using an attractive brindle colour.
- Ramped access will be provided to one entrance of all homes.
- Rear pathways are slabbed. A detailed fencing plan can be obtained from our sales advisor.
- A factor will be appointed to manage all communal areas including planted areas. A factor's float will be payable at the time of purchase with a monthly fee thereafter.

