

SPECIFICATION



A) STRUCTURE

- Brick and block construction with cavity wall insulation and mineral fibre quilted loft insulation.
- Roof finish to be concrete roof tiles.
- Plastic rainwater goods in black, rise and fall brackets.

B) WINDOWS, FRENCH, SLIDING AND BI-FOLD DOORS

- White external.
- White internal.
- PVCu double glazed.

C) EXTERNAL FRONT DOOR AND EXTERNAL UTILITY DOOR (WHERE APPLICABLE)

- Front door - composite construction complete with chrome finish letter plate.
- Utility door (where applicable) - composite construction.
- Chrome finish door furniture with multi-point lock.

D) INTERNAL FINISH

- Plastered walls to be painted white.
- Ceilings to have white emulsion finish.
- Skirtings and architraves to be ogee pattern in MDF with white gloss paint finish.
- Dordogne smooth style doors with white gloss paint finish. Chrissi style chrome finish door handles.
- Staircase - softwood handrail and balustrading with white gloss paint finish.

E) CENTRAL HEATING

- Gas central heating to radiators from pressurised water system.

F) KITCHEN

- 1 Fully fitted units with upstand to worktop. Choice of door fronts and worktops from our range.
- 2 Appliances, sink and taps - The Hawthorn
 - NEFF built-in single multi-function electric fan oven.
 - NEFF 4-burner gas hob.
 - Extractor hood above gas hob.
- One and half bowl sink and tap. Choice of either a Franke stainless steel sink or a white fireclay sink.
- 3 Appliances, sink and taps - The Mayapple and The Juniper
 - NEFF built-in double multi-function electric fan oven.
 - NEFF 4-burner gas hob.
 - Extractor hood above gas hob.
 - NEFF built-in dishwasher.
- One and half bowl sink and tap. Choice of either a Franke stainless steel sink or a white fireclay sink.

G) UTILITY - THE MAYAPPLE AND THE JUNIPER

- Fully fitted units (where applicable). Choice of front doors (if applicable) and worktops from our range.
- Space for washer and dryer, plumbed ready to receive appliances.

H) WALL TILING - A SELECTION OF VILLEROY & BOCH TILES ARE AVAILABLE TO CHOOSE FROM

- 1 The Hawthorn
 - Cloakroom - splashback above hand basin.
 - Bathroom - fully tiled over bath with remaining walls half tiled.

- Ensuite - fully tiled to shower enclosure with remaining walls half tiled.

2 The Mayapple

- Cloakroom - splashback above hand basin.
- Bathroom - fully tiled over bath with remaining walls half tiled.
- Ensuite - fully tiled to shower enclosure with remaining walls half tiled.

3 The Juniper

- Cloakroom - splashback above hand basin.
- Bathroom - fully tiled to shower enclosure with remaining walls half tiled.
- Ensuite - fully tiled to shower enclosure with remaining walls half tiled.

I) SANITARY WARE - VILLEROY & BOCH POTTERY

1 The Hawthorn

- Cloakroom - hand basin and WC in white with complementary brassware.
- Bathroom - hand basin, bath and WC in white with complementary brassware. Shower over bath with shower screen.
- Ensuite - hand basin and WC in white with complementary brassware. Shower with enclosure.

2 The Mayapple

- Cloakroom - hand basin and WC in white with complementary brassware.
- Bathroom - hand basin, bath and WC in white with complementary brassware. Shower over bath with shower screen.
- Ensuite - hand basin and WC in white with complementary brassware. Shower with enclosure.

3 The Juniper

- Cloakroom - hand basin and WC in white with complementary brassware.
- Bathroom - hand basin, bath and WC in white with complementary brassware. Shower with enclosure.
- Ensuite - hand basin and WC in white with complementary brassware. Shower with enclosure.

J) INTERNAL LIGHTING

1 The Hawthorn

- Kitchen, dining, bathroom and ensuite to have spotlights in the ceiling.
- All other rooms to have pendant lights.

2 The Mayapple

- Kitchen, dining, day room, bathroom and ensuite to have spotlights in the ceiling.
- All other rooms to have pendant lights.

3 The Juniper

- Kitchen, dining, day room, bathroom and ensuite to have spotlights in the ceiling.
- All other rooms to have pendant lights.

K) FLOOR COVERINGS

1 The Hawthorn

- Laminate to entrance lobby, cloakroom and kitchen/dining. Choice of colour from our range.
- Carpet to living room, bedrooms, stairs and landing. Choice of colour from our range.
- Cushion vinyl to bathroom and ensuite. Choice of colour from our range.

2 The Mayapple

- Laminate to hall, cloakroom, kitchen/dining/day room

and utility. Choice of colour from our range.

- Carpet to living room, bedrooms, stairs and landing. Choice of colour from our range.
- Cushion vinyl to bathroom and ensuite. Choice of colour from our range.

3 The Juniper

- Laminate to hall, cloakroom, kitchen/dining/day room and utility. Choice of colour from our range.
- Carpet to living room, study, bedrooms, stairs and landing. Choice of colour from our range.
- Cushion vinyl to bathroom and ensuite. Choice of colour from our range.

L) EXTERNAL LIGHTING

- Light to be provided adjacent to each external door.

M) GARDENS, DRIVEWAYS AND PARKING SPACES

- Driveways and parking spaces to have block paved finish.
- Footpaths and patio areas to be formed in concrete paving flags.
- Front gardens to be turfed or planted where applicable.
- Rear gardens to be turfed.
- Generally 1.80 metre high timber fence to rear garden unless there is an existing fence or boundary structure in place.
- Outside tap to rear.

N) SERVICES

1 Mains gas, electricity and water.

2 The Hawthorn

- Telephone connection point to living room. Purchaser responsible for connection charges.
- Media point in living room.
- TV and satellite point in living room, kitchen/dining and bedrooms.
- Satellite dish and TV aerial included.

3 The Mayapple

- Telephone connection point to living room. Purchaser responsible for connection charges.
- Media point in living room.
- TV and satellite point in living room, day room and bedrooms.
- Satellite dish and TV aerial included.

4 The Juniper

- Telephone connection point in living room. Purchaser responsible for connection charges.
- Media point in living room.
- TV and satellite point in living room, day room and bedrooms.
- Satellite dish and TV aerial included.

O) EXTRAS

- See extras list to see which extras are available subject to the build stage of each property.

P) WARRANTY

- Premier Guarantee for New Homes.



Please note; prospective purchasers should check with their Sales Negotiator regarding the colour of the facing bricks and roof tiles of the plot(s) that they are interested in.



Please refer to specification for appliances for each house type



NEFF gas hob



NEFF built-in single oven



NEFF built-in double oven



White fireclay sink



Franke stainless steel sink



Ludlow monochrome tap



Athena chrome tap



NEFF built-in dishwasher



Chim 60 chimney hood



Internal door



Chrissi style chrome door handle

