

SPECIFICATION

Kitchen

Choice of preselected contemporary kitchen cabinets*

Choice of high quality laminated worktop*

Glass splashback to hob

Multi function single oven

Choice of gas or electric hob*

50/50 fridge freezer

1 1/2 stainless steel bowl

Chrome mixer tap

Chimney hood

Space for washer drier (Chalmers, Fleming & Maxwell)

Utility/Store

Appliance space x 1 (Brewster, Dewar & Watt)

Bathroom

White basin half pedestal

White WC with concealed cistern and chrome dual flush

White bath

Shower screen

Chrome basin mixer

Thermostatically controlled bath filler with shower

Choice of ceramic wall tiling to selected areas*

Chrome heated towel rail

Ensuite (Bell, Brewster & Dunlop)

White basin full pedestal

White WC with concealed cistern and chrome dual flush

Resin shower tray with glazed enclosure

Thermostatically controlled chrome shower

Chrome basin mixer

Choice of ceramic wall tiling to selected areas*

Chrome heated towel rail

Cloakroom

White basin with full pedestal

Chrome basin mixer

White WC

Choice of ceramic wall tiling to selected areas*

Chrome heated towel rail

Appliance space (Bell & Dunlop)

SPECIFICATION

Electrical

Chrome downlighters to bathroom

Master multimedia point to lounge

TV point to all bedrooms

BT point to lounge

Heating

Gas fired heating system with combi boiler and room stat

Radiators with thermostatic room valves

Internal Doors

Contemporary prefinished interior doors

Satin chrome ironmongery

Wardrobes

Sliding Robes to bedroom 1 and 2, with hanging rail & shelf

Windows & External Doors

Energy efficient UPVC windows (anthracite outside, white inside)

Prefinished high performance external doors with multi point lock

Externals

1.8m pretreated timber fencing between plots

Landscaped front garden

Raked and seeded back garden

Slabs to patio area

Monoblocked driveway

Solar photovoltaic panels on roof

Fire safety

Mains operated smoke alarms

Decoration and internal finish

White painted emulsion to walls

White painted woodwork

*Subject to build stage **Selected plots - check with sales advisors