

SPECIFICATION

GENERAL

- NHBC Buildmark 10 year warranty
- Gas and electric connections on smart meters

KITCHENS & UTILITIES

- Contemporary German fitted kitchen with a choice of frontals (subject to build stage)
- Laminate worktop with upstand to wall
- Stainless steel one and a half bowl sink and mixer tap
- Stainless steel single bowl and tap to utility
- Siemens Electric induction hob with extractor and splashback
- Siemens single fan oven
- Siemens Integrated fridge/ freezer
- Siemens Integrated dishwasher
- Plumbing and electrics for washer/ dryer
- Energy efficient downlighters to ceiling
- White sockets and switches

BATHROOMS

- White contemporary bathroom suite
- Soft close toilet seats
- Lever operated mixer tap to basin and concealed bath valve filler
- Low profile shower tray with stainless steel framed clear glass enclosure
- Bar style chrome shower mixer valve
- Energy efficient downlighters to ceiling
- Full height ceramic tiling to bathrooms

DECORATIVE

- White finished spindles, newels & handrail to staircase
- White finished skirting boards and architraves
- White ladder style internal doors with smooth finish
- Polished chrome door handles
- Smooth finish ceilings, painted in white emulsion
- Walls painted in Egyptian Cotton emulsion
- Fitted wardrobe to master bedroom
- Coving to living room

FLOOR COVERINGS

- Carpets to all living rooms, stairs, landing and bedrooms
- Wood laminate to kitchen, family, hallway and w/c
- Tiled floors to bathrooms

HEATING

- Gas central heating throughout
- Ideal boiler and hot water cylinder
- White radiators

ELECTRICAL

- Mains wired (with battery back up) smoke and carbon monoxide detector
- Power and lighting to garage
- TV socket to lounge, Family Room and bedrooms 1-3
- Phone socket to lounge and master bedroom
- Porch light with energy efficient LED bulb
- Burglar alarm with sensor in garage
- Electric car charging point to all garages

EXTERIOR

- Double glazed PVCu windows
- Double glazed aluminium bi-fold doors to patio
- Black composite front entrance door
- Half round gutters and downpipes in black
- PVCu fascia's, soffits and gutters
- Multi-point door locking system to front and rear doors
- Up-and-over steel garage door
- House numbers ready fitted
- Block paved drives to all properties

LANDSCAPING

- Landscaping and turf to front garden
- Turfed rear garden
- 1800mm high fence panel to adjacent property
- 1800mm boundary fencing



ALBEMARLE
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