

# Specification

Each home will be independently surveyed during construction by the NHBC, who will issue their 10 year warranty certificate on completion of the home.

3 bedroom homes

4 bedroom homes

## Kitchen

Laminated worktop & matching upstands	■	■
Soft closing doors and drawers	■	■
Stainless steel 1 bowl sink	■	■
Chrome monobloc mixer tap	■	■
Stainless steel splashback to hob	■	■
Under counter single oven	■	■
4 burner gas hob	■	■
Integrated extractor	■	
Stainless steel chimney hood		■

## Bathroom, En suite and Cloakroom

White sanitaryware and chrome fittings	■	■
Shower mixer tap to bathroom	■	■
Soft close seats to all WCs	■	■
Choice of standard Porcelanosa wall tiling (splashback, half-height over bath, and full-height to shower cubicle)*	■	■
Splashback tiling to cloakroom basin only	■	■

## Electrical

White switch plates and sockets	■	■
TV points to the lounge, kitchen, and bedroom 1	■	■
2 x BT point to the ground floor	■	■
White pendant fittings throughout (except bathroom, en suite and cloakroom)	■	■
Mains wired smoke alarm & CO detector	■	■

## Interior

Wall and ceilings in white matt emulsion	■	■
Internal woodwork in white gloss/satinwood	■	■
Polished chrome door handles	■	■
Premdor premium ladder doors	■	■

## External

Stainless steel up/down light to front door	■	■
External doors with multipoint locking system	■	■
Turf to front gardens	■	■

\*Subject to stage of construction. The specifications of all our homes is correct at the date of going to print but may be subject to change as necessary and without notice. Please ask your Sales Consultant for more information. 4046836/January 2024.