

# QUALITY, ATTENTION TO DETAIL AND A SUPERIOR SPECIFICATION

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## FEATURES

- Traditional construction
- Internal walls, ceilings and internal woodwork painted in neutral colour
- High grade wooden doors with panelling and chrome hardware
- Painted skirting and architrave
- Mains and battery operated smoke, heat and carbon monoxide detectors
- Superior standard of floor, wall and loft insulation to ensure minimal heat loss
- Composite front door with 5 point security locking system, chrome door handle, knocker and letter box finished with a lifelike grain
- Energy efficient double glazed windows and back door with multi point locking, chrome push button handles (windows) and key locking in uPVC frames
- Feature external lighting to front door
- Bitmac/paved driveways and common areas
- Front and rear garden sewn in grass seed
- Rear gardens top soiled and enclosed with timber fencing or wall where applicable
- Outside tap (houses only)
- Landscaping to common areas

## KITCHEN

- Bespoke kitchen with choice of soft close doors and drawers, worktop including matching upstand, hob splashback and complementary handles
- Quality integrated appliances - fridge/freezer, dishwasher, stainless steel electric oven, extractor fan, and hob
- Concealed under unit lighting
- Recessed LED down lighters to ceiling

## FLOORING

- Choice of carpets (with quality underlay) to lounge, stairs, landing and bedrooms
- Choice of ceramic floor tiling for hall, kitchen, WC and utility floors (where applicable)

## BATHROOM / ENSUITE / WC

- Contemporary white sanitary ware with chrome taps and mixers
- Chrome heated towel radiators to bathroom and ensuite
- Thermostatic controlled showers
- Fully tiled shower enclosure (where applicable)
- Splash back tiling to bathroom, ensuite and WC
- Recessed LED chrome down lighters to ceilings

## HEATING / TECHNOLOGY / BROADBAND

- Energy efficient central heating with thermostatically controlled radiators, providing instant hot water
- Superfast fibre optic broadband
- Comprehensive range of electrical sockets
- Connection sockets for BT & TV and cabling for digital/SKY TV

## WARRANTY

- 10 year NHBC warranty



## SELECTIONS

Selections to be made from the builder's nominated suppliers only and all choices are from a pre-selected range and may be subject to change

Images are for illustrative purposes only