

# BAYEUXFIELDS

at terlingham village

## Specification



### Plots 79 to 88

#### GENERAL SPECIFICATION

- NHBC - 10 year warranty ■
- Brick and block traditional cavity wall construction ■
- Partial fill cavity wall insulation ■
- Loft insulation to Building Regulations standards ■

#### KITCHENS

- Choice of Paula Rosa kitchen unit door fronts from Pentland range ■
- Choice of Silestone worktops and upstands to kitchen from Pentland range ■
- Laminate worktops and upstands to utility room (where applicable) from Pentland range ■
- Silestone worktops and upstands to utility room (where applicable) from Pentland range ■
- Downlighters ■
- Integrated appliances (electric oven, gas hob, microwave, fridge/freezer and dishwasher) ■
- Plumbing for washing machine in utility room/kitchen (where applicable) ■

#### BATHROOMS, CLOAKROOMS AND EN-SUITES

- White coloured sanitaryware by Ideal Standard ■
- Brassware by Ideal Standard ■
- Mirrors above all wash hand basins ■
- Shaver points to en-suites and bathrooms ■
- Downlighters to en-suites and bathroom ■
- Towel warmer to en-suites and bathroom ■

#### HEATING AND INSULATION

- Gas fired central heating system ■
- Energy efficient condensing boiler ■
- Thermostatic radiator valves to some radiators ■
- Underfloor heating to ground floor only ■

#### ELECTRICAL, LIGHTING AND SECURITY SYSTEMS

- TV points in all bedrooms ■
- Telephone points in all bedrooms ■
- Networked satellite TV points to all outlets from main loft position ■
- TV aerial fitted as standard ■
- Mains wired smoke detectors fitted to Building Regulations standards ■
- Wiring for burglar alarm ■
- Full SSAIB alarm system ■

#### DECORATIVE FINISHES

- Choice of one emulsion wall colour throughout from Pentland range ■
- Smooth ceilings throughout ■
- Internal joinery painted eggshell white ■
- Coving to all rooms \*\*\* ■

#### JOINERY

- Double glazed PVCu windows throughout ■
- Built in bi-fold wardrobes with shelf and hanging rails to two bedrooms ■
- 100mm deep bullnose skirting ■
- MDF window boards ■
- 4 panelled internal doors \*\* ■
- Choice of door furniture from Pentland range ■

#### FLOOR FINISHES

- Choice of ceramic tiling to kitchen and cloaks floor from Pentland range ■
- Choice of ceramic tiling to bathroom and en-suite floor from Pentland range ■
- Choice of carpets from Pentland range ■
- Choice of ceramic tiling to ground floor from Pentland range ■

#### EXTERIOR

- Exterior lamp to front door ■
- Wiring to allow for external light to other external door openings ■
- Turfing and planting to external landscape scheme ■
- Riven stone effect paths and patios ■
- External tap ■

\*\* plain doors to some cupboards

\*\*\* other than in loft rooms

■ Standard

■ Cost option available



**Pentland Homes**

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