

# CONTEMPORARY SPACIOUS INTERIORS

The houses reinforce their exclusivity by combining spacious interiors with luxurious specifications. Look for designer kitchens, luxurious bathrooms and extra features in every room.

## GENERAL SPECIFICATION

- ◆ NHBC – 10 year structural warranty
- ◆ Pentland Homes – 2 year warranty
- ◆ Brick and block traditional cavity wall construction
- ◆ Cavity wall insulation
- ◆ Double glazed uPVC windows throughout

## KITCHENS

- ◆ Choice of kitchen unit door fronts from selected range\*
- ◆ Choice of laminate worktops, up-stands and hob splash-back from selected range\*
- ◆ Integrated appliances: Bosch single electric oven, 4 burner gas hob, hood, Bosch fridge/freezer 70/30
- ◆ Bosch integrated dishwasher
- ◆ Space and plumbing for freestanding washing machine
- ◆ Kitchen upgrade options available\*
- ◆ Low energy downlighters

## ELECTRICAL AND LIGHTING

- ◆ Data points for broadband and telephone lines to hall, lounge, study and bedrooms
- ◆ TV and USB points to lounge, study and bedrooms
- ◆ TV aerial fitted
- ◆ Light to loft fitted (where applicable)
- ◆ Mains wired smoke detectors fitted to Building Regulation standards
- ◆ Mains wired carbon monoxide detector fitted
- ◆ Low energy lighting throughout
- ◆ Networked satellite TV points to all installed outlets with dishes available as optional extras
- ◆ Electrical installation upgrade options available\*
- ◆ Alarm fitted

## DECORATIVE FINISHES

- ◆ White matt emulsion wall colour throughout
- ◆ Smooth ceilings white throughout
- ◆ Internal joinery painted white satinwood
- ◆ Choice of wall tiling from selected range\*
- ◆ Tiling upgrade options available\*

## BATHROOMS, CLOAKROOMS AND EN-SUITES

- ◆ Contemporary white sanitaryware
- ◆ Contemporary mixer taps
- ◆ Mirrors fitted to vanity or basin areas (please see plans for details)
- ◆ Shaver point to bathroom and en-suite(s)
- ◆ Heated towel rail to bathroom and en-suite(s)
- ◆ Low energy downlighters
- ◆ Choice of wall tiling from selected range\*
- ◆ Tiling upgrade options available\*

## HEATING

- ◆ Gas fired central heating system
- ◆ Thermostatic radiator valves to most radiators
- ◆ Underfloor heating to ground floor

## JOINERY

- ◆ Built-in wardrobes to master bedroom
- ◆ White internal doors\*\*
- ◆ Loft access ladder upgrade option available\*

## FLOOR FINISHES

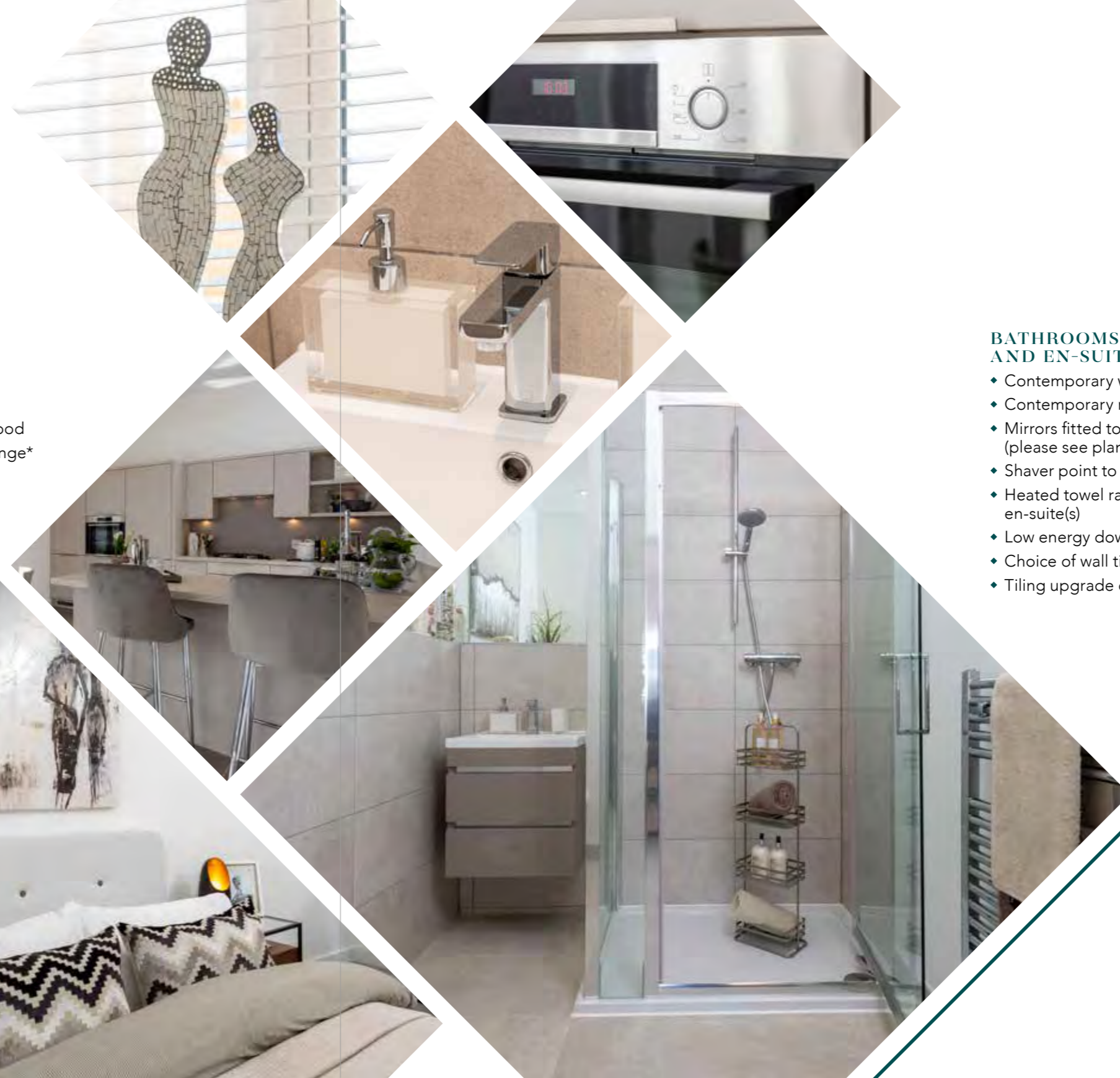
- ◆ Choice of ceramic tiling to kitchen, cloakroom, bathroom and en-suite(s) from a selected range\*
- ◆ Range of carpets available as upgrade option\*

## EXTERIOR

- ◆ Exterior light fittings (front & rear entrances) fitted
- ◆ Front garden planting to approved landscape scheme
- ◆ Paths, patios and fencing to approved layout

\* Subject to stage of build  
\*\*Plain doors to some cupboards

# HOUSES



Photography depicts typical Pentland Homes interior.  
\*Subject to stage of build.

Every care has been taken to ensure the accuracy of the specification information. The contents of the specification do not form or constitute a warranty or represent part of any contract. Pentland Properties reserve the right to amend and/or update specification at their discretion. On-site specification may vary, please check specification on site.