

KITCHENS

- Individually designed kitchens with quartz worktop, soft close doors and drawers
- Kitchen units from a selected range
- Neff stainless steel 2 x oven, 5 burner gas hob and extractor (standard on all detached homes)
- Neff stainless steel single oven, 4 burner gas hob and extractor (standard on all other homes)
- Neff integrated fridge freezer and dishwasher
- Integrated washing machine to kitchen (not included if space available in utility area)
- 1.5 Silgranit bowl, sink and drainer with mixer tap
- Ceramic flooring to kitchen and utility area
- Kitchen upgrade options available* (subject to kitchen layout)

BATHROOMS, CLOAKROOMS AND ENSUITES

- Contemporary white sanitaryware
- Chrome tap mixer
- Thermostatic chrome shower
- Mirrors fitted over vanity unit where possible (please see plans for details)
- Chrome heated towel rails to bathroom and ensuite
- Ceramic floor tiling
- Half height ceramic wall tiling to bathroom and ensuite wet walls, full height tiling to shower areas
- Shaver point to bathroom and ensuite(s)
- Dual flush WC with concealed cistern, soft close seat and cover

HEATING

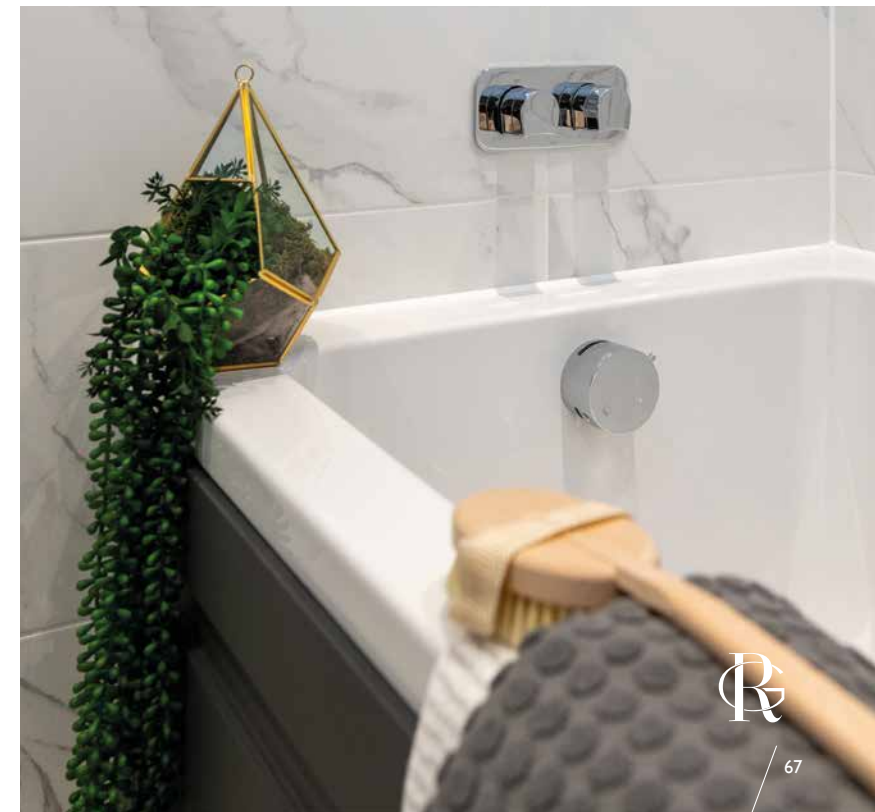
- Gas fired central heating and hot water system
- Underfloor heating to ground floor
- Stelrad compact style radiators
- Thermostatically controlled radiator valves to all radiators

DECORATIVE FINISHES

- White painted skirting boards and architraves
- White matt emulsion to walls
- White satinwood finish to skirting boards and architraves
- Smooth ceilings painted white

ELECTRICS AND LIGHTING

- Double socket with USB points (to selected rooms only)
- A mixture of LED downlights and pendant lights
- LED outdoor lighting to front door with PIR
- Intruder alarm
- TV and BT points to various rooms (check with Sales Executive)
- Chrome sockets and switches upgrade options available*





GENERAL

- Double glazed windows
- Oak balustrading to stairs
- Vertical 5 panel oak doors with choice of door furniture (ground floor only)
- Vertical 5 panel white moulded doors with choice of door furniture (upper floors)
- Built-in wardrobes with sliding doors to master bedroom include internal shelves and hanging rail
- Slatted blinds to windows on front elevation

EXTERNALS & GARAGES

- Quorndon buff paving
- Turf to rear garden
- Timber close boarded fencing
- Power and lighting to garages (standard if within curtilage of plot)*
- Outside tap
- External sockets

SECURITY & PEACE OF MIND

- Multipoint locking to external door
- Burglar alarm included as standard
- Smoke and heat detectors
- 2 year Pentland Homes Customer Care Warranty
- 10 year NHBC warranty



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