

## A CONSIDERED SPECIFICATION

### GENERAL SPECIFICATION

- NHBC 10-year structural warranty
- 2-year Pentland customer care warranty
- Brick and block traditional cavity wall construction
- Cavity wall insulation
- Double glazed aluminium windows throughout

### KITCHEN

- Individually designed kitchen with laminate worktops, up-stands and hob splash-back from selected range\*
- Integrated appliances, Neff double oven and 5-ring gas hob, extractor, dishwasher and fridge/freezer
- Space for free-standing washing machine/dryer
- Low energy downlights
- Kitchen upgrade options available\*

### BATHROOM, CLOAKROOM AND EN SUITES

- Contemporary white sanitaryware with chrome mixer taps
- Mirrors fitted to WCs (please see plan for details)
- Shaver point to bathroom and en suites
- Chrome heated towel rail to bathroom from selected range\*
- Thermostatic chrome shower
- Dual flush WC with concealed cistern, soft-close seat and cover
- Half height ceramic wall tiling to bathroom and en suite wet walls, full height tiling to shower area. Tiling upgrade options available\*

### ELECTRICAL & LIGHTING

- Burglar alarm
- Data points for broadband and telephone lines to hall, living room and master bedroom
- TV and USB points to living room and master bedroom
- Light to loft fitted (where applicable)
- Mixture of low energy downlights and pendants
- 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
- Electrical installation upgrade options available\*

### DECORATIVE FINISHES

- White matt emulsion wall colour
- Smooth ceilings white throughout
- Internal joinery painted white satinwood

### HEATING

- Gas fired hot water and central heating system
- Stelrad compact-style radiators with thermostatic valves to most radiators
- Underfloor heating to ground floor

### JOINERY

- Built-in wardrobes with sliding doors to master bedroom
- Smooth 4-panel white internal doors (horizontal 4-line range)\*\*
- Choice of door furniture from selected range\*
- Loft access ladder upgrade options available\*

### FLOOR FINISHES

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

### EXTERIOR

- Exterior light fittings to front entrance
- Front garden planting to approved landscape scheme
- Paths, patios and fencing to approved layout
- Turf to rear garden
- Outside tap
- Digilock secure storage cupboard
- Art Deco glazed porch screens to match balconies

\* Subject to stage of build

\*\* Plain doors to some cupboards

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