

A tasteful palette and timeless finishes  
create a luxury, welcoming home.

PHOENIX INTERIOR DESIGN



Photography depicts typical Pentland Homes interiors



### KITCHENS

- Individually designed kitchens with 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 (free standing equivalent if in utility)
- 1.5 Silgranite 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
- Thermostatic chrome shower
- Mirrors fitted to vanity or basin areas (please see plans for details)
- Chrome heated towel rails to bathroom and ensuite
- Ceramic floor tiling
- Half height tiling to bathroom and ensuite wet walls, full height tiling to shower areas
- Shaver point to bathroom and ensuite(s)

### 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 matt emulsion to walls
- White satinwood finish to skirting boards and architraves
- Oak doors to the ground floor and painted doors to the first floor
- 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\*

\*Subject to stage of build

### 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
- Slatted blinds to windows on front elevation

### EXTERNALS AND GARAGES

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

### SECURITY AND PEACE OF MIND

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

