



SPECIFICATION

GENERAL

White sockets and switches

Polished chrome ironmongery to all doors

Outside tap - to front elevation (Semi Detached units) and to front and rear elevations (Townhouse)

Landscaped front garden

Turf to rear*

1.8 m close boarded fencing

uPVC double glazed windows

uPVC double glazed French doors

Combi 'A' Rated Boiler

Programmable gas central heating with thermostatic radiator valves

Coloured composite front door

Four panelled white grained internal doors

Softwood staircase with hardwood handrail

Polished chrome sockets and switches*

Carpets*

Patio area 1.8 m x 1.8 m



GENERAL cont

Digital TV Point to Bedroom 1, Bedroom 2 and Bedroom 3

BT Socket to Hall, Bedroom 1 and Bedroom 3

Multimedia outlet plate to Lounge

Downlights to Hall, Cloakroom, Kitchen, Bathroom and En-suite

BATHROOM / ENSUITE

White sanitary ware

Vinyl floorcovering to Bathroom and En-suite

Glass shower screen over bath

Thermostatic mixer shower over bath with riser rail

Extractor fan to Bathroom and En-suite

Shaver point to Bathroom and En-suite

Chrome towel rail to Bathroom and En-suite

Splash back wall tiling to Bathroom and En-suite

Full height wall tiles around bath and shower cubicle

KITCHEN / UTILITY

Choice of Kitchen units (18mm carcass)

Matched end panels

Fitted oven, hob, extractor hood and dishwasher

Integrated fridge/freezer*

Upstand to worktop areas and glass splashback behind hob

Stainless steel one and half bowl sink to Kitchen

Ceramic tiling to Kitchen and Utility or Amtico Flooring*

CLOAKROOM

Vinyl floorcovering

Extractor fan

White sanitary ware and splash back wall tiling to wash hand basin

DECORATION

White emulsion to ceilings

Magnolia emulsion to walls

White gloss to interior woodwork

119 mm Torus (moulding) skirting and 69 mm Torus (moulding) architrave



SAFETY AND SECURITY

Intruder alarm*

Security locks to windows except fire egress

Mains fed smoke detector to Hall and Landing

Mains fed heat detector to Kitchen

Mains fed carbon monoxide detector

External lighting to front and rear of property

Dedicated energy efficient fittings

Mains fed doorbell

*** is an Upgrade Choice**

Availability of upgrades and standard choices are subject to build stage at point of reservation.
The image of the kitchen may not represent the layout or specification of the property.