# The finer details

#### Kitchens

- High quality kitchens with a choice of 25mm or 40mm laminate worktop with matching upstands\*
- Heat resistant toughened hob glass splashback<sup>^</sup>
- Bosch 4 ring touch control induction hob
  (1, 2 & 3 bedroom homes)
- Bosch 5 ring touch control induction hob (4 bedroom homes)
- 1½ bowl stainless steel sink with single drainer and chrome mixer tap with swivel spout
- Bosch chimney hood extractor
- Bosch built-in single oven (1, 2 & 3 bedroom homes)
- Bosch built-in double oven (4 bedroom homes)
- Bosch integrated fridge freezer
- Bosch integrated dishwasher
- Bosch integrated washer dryer in kitchen except when there is a separate utility. Space is provided for your own free-standing washing machine and dryer\* in utility.
- Amtico Spacia flooring<sup>^</sup>
- Laminate worktop to homes with utility
- 1 bowl stainless steel sink with chrome mixer tap with swivel spout to homes with utility

# Bathroom, en-suites & clockrooms

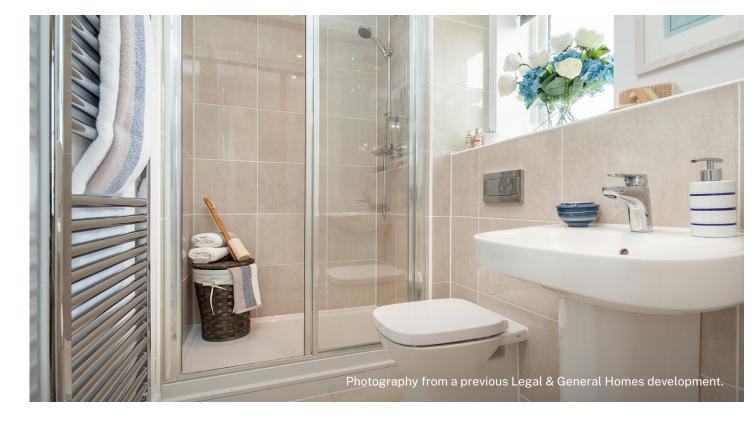
- White Roca sanitaryware
- White high gloss vanity units to family bathroom and en suite 1 (3 & 4 bedroom homes)
- Full height tiling<sup>^</sup> around bath with thermostatically controlled shower and glass shower door in family bathroom (except when there is a separate shower cubicle)<sup>\*</sup>
- Half height tiling<sup>^</sup> around bath with low level handheld shower attachment in family bathroom and en suites (when there is a separate shower cubicle)\*
- Full height tiling<sup>^</sup> to shower cubicles
- Vado thermostatically controlled showers
- Vado mixer taps
- Chrome heated towel rails to cloakroom, family bathroom and en suite(s)
- Shaver socket to all bathrooms and en suite(s)
- Choice of Minoli wall tiles and Amtico Spacia flooring<sup>^</sup>

## **Internal finishes**

- All walls smooth painted with white matt emulsion (except where tiled)
- Bi-fold doors to the The Ashford, Burnham, Gidea and York\*
- White internal doors to all rooms with chrome door furniture







- High thermal performance PVCu double glazed windows with toughened glass
- Built-in wardrobes to bedroom one to 1, 2, 3 & 4 bedroom homes and to bedroom two to 4 bedroom homes<sup>†</sup>
- Dressing room to The Burnham
- All workwork finished in white stain

## **External finishes**

- Paved patio area to rear garden
- Landscaped front garden & rotavate to the rear enclosed with closeboard fencing
- External electrical point to the rear garden (3 & 4 bedroom homes)\*
- External water tap<sup>†</sup>
- Electric Vehicle charger installed as standard\*
- External light to front and rear of property (front is PIR controlled)
- Chrome doorbell to front door

# **Electrics & heating**

- White switchplates and double sockets throughout
- USB charging port sockets to selected sockets to kitchen and bedroom 1
- LED downlights to kitchen/breakfast/family room, utility and wetrooms. Pendant light fitting to all other rooms\*
- Bulkhead wall mounted lighting to cupboards
- Pre-wiring for TV/satellite to all rooms with a TV socket
- Telephone sockets to study/smallest bedroom

- Fibre to the Home (FTTH) broadband providing a faster, more reliable and greener technology
- Thermostatically controlled radiators to rooms
- Ceiling mounted smoke and heat detectors
- · Electric spur to storage cupboard for burglar alarm

### **Environmental details**

- Solar PV panels to be fitted to selected homes\* absorbing sunlight as a source of energy to generate electricity
- Energy efficient and thermostatically controlled central heating
- Double-glazed PVCu windows providing a high level of thermal insulation and reduced heat loss
- Dual flush mechanism to toilets to reduce water use
- Ecological site design enhancing local wildlife and habitats including ecological features to house
- High levels of insulation within roof spaces and external wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- Dusk-to-dawn sensors to the front door external lighting to reduce electricity usage
- Low energy lighting throughout
- Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development

### Guarantee

10 year NHBC Buildmark warranty





