

## Specification



### Kitchen

- Stylish fitted and custom designed kitchens with integrated appliances
- High quality appliances include stainless steel oven, gas hob, cooker hood, microwave, fridge freezer and dishwasher
- Wall tiles to the underside of kitchen units provide a splashback

### Bathrooms & Ensuites

- Contemporary white bathroom suites, tiles by Porcelanosa
- Full height wall tiles, by Porcelanosa, are fitted to bathrooms and ensuites
- Bathrooms and ensuites are finished with floor tiling
- Chrome heated towel rails
- Shaver sockets are provided

### Electrical

- Smoke and heat detectors are mains wired as standard
- Telephone points to hall, lounge and master bedroom

### Heating

- Gas fired central heating system with thermostat controlled performance radiators
- Combi boiler with 5 year Warranty

### General

- Solid Oak style internal doors as standard
- UPVC windows
- Wardrobes are oak panelled/mirrored
- Ironmongery will be chrome plated
- Ceilings are finished with white emulsion paint
- Walls are finished with emulsion paint
- White gloss paint to skirtings and facings throughout
- Street lighting and landscaping completed to front and rear gardens in accordance with the Development Plan
- Terraced Villas have allocated parking for 2 cars, Semi Villas have 3
- 10 Year Guarantee from NHBC

