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# SPECIFICATIONS

An outstanding specification as standard





#### **KITCHEN**

- Choose from a range of custom-designed kitchens with laminate worktops
- Upstands to worktops
- Kitchen units fitted with soft close mechanism
- Bookcase to kitchen island\*
- Stainless steel  $1\,{}^{l}\!{}^{\prime}_2$  bowl sink
- Single lever chrome mixer taps
- AEG Integrated double electric oven\*
- AEG five ring gas hob and opaque glass splashback\*
- AEG Chimney hood
- AEG Integrated fridge-freezer
- AEG Integrated dishwasher\*\*
- Chrome LED downlights

### **BATHROOMS**

- White sanitaryware with shower over the bath where no separate shower enclosure
- Glass screen to bath where no separate shower enclosure
- White porcelain washbasin with chrome mixer tap and pop-up waste
- Vanity unit to family bathroom and en-suite
- White-heated towel rail to bathroom and ensuite
- Porcelanosa tiles, with half height tiling to bath, full height tiling to shower cubicles
- Polished edge mirror
- Chrome LED downlights
- Shaver point (bathroom and ensuite)

# INTERNAL

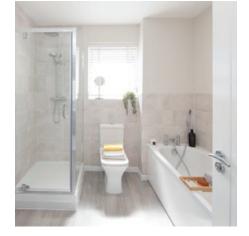
- Energy-efficient LED lighting
- Smart Meter home energy use display
- Whole house ventilation system
- Mains-powered smoke detectors with battery backup
- CO2 detectors
- Dual zone gas central heating system with thermostatic radiator valves
- Internal woodwork painted brilliant white gloss – ash handrails to stair balustrade and newel post caps
- White matt emulsion to walls and ceilings
- White 5 panel internal doors with polished chrome door furniture
- All habitable rooms will have a minimum of one double socket with USB charger outlets
- All ground floor switches and sockets chrome finish\*
- White sockets and switches to upper floors/garage
- Plumbing and electrics for washer/dryer to utility store\*
- Velux Windows to enhance light flow\*
- Feature bay windows\*
- CAT6 Data Points to selected rooms\*
- Hyperoptic/BT Broadband\*
- Electrical socket and switch to detached garages\*

### EXTERNAL

- 7.4 kW electric vehicle charger
- UPVC flush sash windows. French doors with double-glazed units and chrome handles
- Polished chrome front door furniture
- Outside tap
- Double outside electrical socket
- Tarmac driveway
- Landscaping and turf to front gardens and turf to rear
- 1.8 metre-high timber fencing to garden
- Charcoal paving to the front and rear\* (refer to landscaping layout)
- Exterior lights to front and rear

# SECURITY

- Alarm system
- Ring doorbell & chime hardwired
- Multi-point locking system to all external doors
- Lockable windows







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Availability of upgrades and standard choices are subject to build stage at point of reservation and are \*plot specific and \*housetype specific. \*\*Passive input ventilation system. These particulars do not form part of a contract or agreement an are for general guidance only. Please see our Sales Consultant for full specification and plot details. 3997943/December 2023.