

MILL VALE

MIDDLETON · M24 2GG

SPECIFICATIONS

An outstanding specification as standard



KELLEN
HOMES

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 ½ 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**
- 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
- 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

