

SPECIFICATION

An exceptional contemporary quality finish will be incorporated into each of these outstanding homes...

Kitchens

- High quality units with choice of door, work top and handle
- Integrated appliances to include gas hob, electric oven, extractor hood, fridge / freezer, washing machine and dishwasher
- Concealed under lighting to kitchen units
- Recessed down lighters to ceilings

Bathroom, Ensuites and WC

- Contemporary white sanitary ware with chrome fittings
- Thermostatically controlled shower over bath with screen door (where applicable)
- Recessed down lighters to ceilings

Floor Coverings & Tiling

- Ceramic tiled floor to kitchen / dining areas, hallway, bathrooms, ensuites and WCs
- Partial wall tiling to bathroom, ensuites and WCs
- Full height tiling to shower enclosures and around bath areas
- Carpets to bedrooms, stairs and landings
- Wide plank timber flooring to lounge



Internal Features

- Internal décor, walls and ceilings painted
- Choice of fireplace
- Mains supply smoke detectors & CO detectors
- Painted internal doors with quality ironmongery
- Comprehensive range of electrical sockets, switches, TV and telephone points
- Wiring for future satellite point
- Natural Gas fired central heating system

External Features

- All gardens to be laid out in turfed lawns
- Bitmac driveway
- uPVC double glazed windows with lockable system
- Solid timber front doors with painted finish
- Outside water tap
- Boundary fencing to side and rear
- Feature external lighting to front door
- NHBC 10 year warranty

Sustainable living with lower energy bills.

At Carrick Bay we take our environmental responsibilities seriously - improved insulation and robust windows and doors, in line with new building regulations, keep out the draughts and retain the warmth. Modern energy efficient heating systems reduce the amount of energy used to heat our homes, reducing carbon emissions and ensuring lower heating bills!

We use sustainable, recycled materials where possible, and fit various devices such as dual flush toilets and energy saving lightbulbs to help you commit to a more eco-friendly way of living.

Photographs used are for illustrative purposes only and are merely indicative of the kind of finish that can be attained in such a prestigious development.