

## KITCHEN

- Impressive high quality modern units with soft close drawers and doors all with a choice of doors, handles, worktop with upstand and feature glass behind hob
- Island unit (where applicable)
- Integrated electrical appliances to include 4 ring electric hob and stainless steel electric oven, glass extractor unit (where applicable), integrated 70/30 fridge/ freezer, integrated dishwasher with either a washing machine or washer/dryer depending on the house type
- If there is a utility room a washing machine will be freestanding

## BATHROOM, ENSUITE & WC

- Contemporary designer white sanitary ware with chrome fittings
- Thermostatically controlled shower over bath in bathroom with screen door (where applicable) or thermostatically controlled shower in bathroom to selected detached homes (where applicable)
- Chrome heated towel rail in bathroom and ensuite
- Wired for LED backlit mirror in bathroom and ensuite
- Full height tiling to shower enclosures
- Where shower / bath is fitted the enclosure walls will be fully tiled
- Feature tiling to bathroom, ensuite and downstairs cloakroom basin areas

## HEATING

- Air source heat pump to maximise efficiency and eliminate reliance on the variable cost of oil and gas
- Zoned heating to further maximise efficiency

## CHOICE OF FLOORING FROM EXTENSIVE RANGE

- Choice of tiling to ground floor
- Choice of tiling to bathroom and ensuite floors
- Lounge, stairs, landing and bedrooms finished with a choice quality carpets and underlay

## INTERNAL FEATURES

- Internal walls and ceilings painted along with the internal woodwork
- Chamfered skirting and architrave
- Contemporary internal doors with quality ironmongery
- Smoke, heat and carbon monoxide detectors
- Comprehensive range of electrical sockets with x1 USB connections fitted to the lounge, kitchen and master bedroom
- TV connections to lounge, kitchen / dining, and bedrooms
- Your new home has fibre to the premises (FTTP) providing ultra-fast broadband speeds subject to your chosen provider
- Underfloor heating to the ground floor
- Thermostatically controlled radiators to first floor
- Recessed energy efficient LED downlighting to lounge, kitchen, bathroom and ensuite

## EXTERNAL FEATURES

- Composite entrance door with 5 point locking system
- High standard of floor, wall and loft insulation to ensure minimal heat loss
- Maintenance free uPVC energy efficient double glazing with lockable system (where appropriate)
- Maintenance free uPVC fascia and soffit
- Driveways to be finished in bitmac
- Front gardens turfed with soft landscaping
- Rear gardens turfed with patio area
- Silver granite effect paving to pathways and patio area
- Timber fencing and walling to boundaries (where appropriate)
- Feature external lighting to front door
- Outside tap

## WARRANTY

- Global 10 year home warranty



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