

Specification Plots 1 - 6

KITCHEN

- Shaker style fitted kitchen with Caesarstone worktop and upstand
- Under wall unit LED lighting
- Stainless steel sink with mixer tap
- A range of integrated appliances to include:
 - Neff fridge/freezer
 - Neff built in oven
 - Bosch ceramic hob and Neff extractor over
 - Neff dishwasher
 - Wine cooler*
- Neff freestanding washer/dryer in utility cupboard*

BATHROOM AND EN-SUITE

- Contemporary style white sanitary ware
- Contemporary wall mounted controls
- Thermostatic shower
- Clear glazed bath screen / sliding shower door
- Porcelain wall tiling
- Fitted bathroom mirror above sink

HEATING/ HOT WATER

- Under floor heating to living area
- Radiators to bedrooms
- Heated towel rail to bathroom and en-suite
- Electronic programming for heating system

ELECTRICAL FITTINGS

- Mixture of LED downlights and pendants
- Dimmer switches to living/dining and master bedroom*
- Fibre optic internet connection to property
- TV aerial points to living room and bedrooms
- Telephone point to living/dining and master bedroom
- Doorbell
- Shaver socket to bathroom and en-suite

FLOORING AND FINISHING

- Karndean flooring to hall, kitchen and living room
- Carpet to bedrooms
- Porcelain floor tiles to bathroom and en-suite
- Walls and ceilings in matt emulsion
- High performance window system
- Individual post box

EXTERNAL FINISHES

- Decking and lighting to balcony
- Block paved parking bays
- Individual bin store area

FUTURE FLEXIBILITY

- Infrastructure for future stair lift provision

SECURITY

- Mains operated smoke and fire alarm with battery back up
- Multi point locking system to front door

PEACE OF MIND

- 10 year structural warranty

* Plot specific - please speak to a sales advisor for more detail

Specification Plots 7 - 11

KITCHEN

- Shaker style fitted kitchen with Caesarstone worktop and upstand
- Under wall unit LED lighting
- Stainless steel sink with mixer tap
- A range of integrated appliances to include:
 - Neff fridge/freezer
 - Neff built in oven
 - Bosch ceramic hob and Neff extractor over
 - Neff dishwasher
 - Wine cooler*
- Neff freestanding washer/dryer in utility cupboard*

BATHROOM AND EN-SUITE

- Contemporary style white sanitary ware
- Contemporary wall mounted controls
- Thermostatic shower
- Clear glazed bath screen / sliding shower door
- Ceramic wall tiling
- Fitted bathroom mirror above sink

HEATING/ HOT WATER

- Under floor heating to living area
- Radiators to bedrooms
- Heated towel rail to bathroom and en-suite
- Electronic programming for heating system

ELECTRICAL FITTINGS

- Mixture of LED downlights and pendants
- Dimmer switches to living/dining and master bedroom*
- Fibre optic internet connection to property
- TV aerial points to living room and bedrooms
- Telephone point to living/dining and master bedroom
- Doorbell
- Shaver socket to bathroom and en-suite

FLOORING AND FINISHING

- Karndean flooring to hall, kitchen and living room
- Carpet to bedrooms
- Ceramic floor tiles to bathroom and en-suite
- Walls and ceilings in matt emulsion
- High performance window system
- Individual post box

EXTERNAL FINISHES

- Decking and lighting to balcony
- Block paved parking bays
- Individual bin store area

FUTURE FLEXIBILITY

- Infrastructure for future stair lift provision
- Room for future shower tray provision in cloakroom*

SECURITY

- Mains operated smoke and fire alarm with battery back up
- Multi point locking system to front door

PEACE OF MIND

- 10 year structural warranty

* Plot specific - please speak to a sales advisor for more detail

Specification Plots 12 - 14

KITCHEN

- Shaker style fitted kitchen with Caesarstone worktop and upstand
- Under wall unit LED lighting
- Stainless steel sink with mixer tap
- A range of integrated appliances to include:
 - Neff fridge/freezer
 - Neff built in oven
 - Bosch ceramic hob and Neff extractor over
 - Neff dishwasher
 - Wine cooler*
- Neff freestanding washer/dryer in utility cupboard*

BATHROOM AND EN-SUITE

- Contemporary style white sanitary ware
- Contemporary wall mounted controls
- Thermostatic shower
- Clear glazed bath screen / sliding shower door
- Wall tiling
- Fitted bathroom mirror above sink

HEATING/ HOT WATER

- Under floor heating to ground floor living space
- Radiators to first floor if applicable
- Heated towel rail to bathroom and en-suite
- Electronic programming for heating system

ELECTRICAL FITTINGS

- Mixture of LED downlights and pendants
- Dimmer switches to living/dining and master bedroom*
- Fibre optic internet connection to property
- TV aerial points to living room and bedrooms
- Telephone point to living/dining and master bedroom
- Doorbell
- Shaver socket to bathroom and en-suite

FLOORING AND FINISHING

- Karndean flooring to hall, kitchen and living room
- Carpet to bedrooms
- Floor tiles to bathroom and en-suite
- Walls and ceilings in matt emulsion
- High performance window system
- Individual post box

EXTERNAL FINISHES

- Block paved parking bays
- Individual bin store area

FUTURE FLEXIBILITY

- Infrastructure for future stair lift provision*

SECURITY

- Mains operated smoke and fire alarm with battery back up
- Multi point locking system to front door

PEACE OF MIND

- 10 year structural warranty

* Plot specific - please speak to a sales advisor for more detail

Specification Plots 15 - 19

KITCHEN

- Contemporary fitted kitchen with Quartz Stone worktop and upstand
- Under wall unit LED lighting
- Stainless steel sink with mixer tap
- A range of integrated appliances to include:
 - Neff fridge/freezer
 - Neff built in oven
 - Bosch ceramic hob and Neff extractor over
 - Neff dishwasher
 - Wine cooler*
- Neff freestanding washer/dryer in utility cupboard*

BATHROOM AND EN-SUITE

- Contemporary style white sanitary ware
- Contemporary wall mounted controls
- Thermostatic shower
- Clear glazed bath screen / sliding shower door
- Wall tiling
- Fitted bathroom mirror above sink

HEATING/ HOT WATER

- Under floor heating to living area
- Radiators to bedrooms
- Heated towel rail to bathroom and en-suite
- Electronic programming for heating system

ELECTRICAL FITTINGS

- Mixture of LED downlights and pendants
- Dimmer switches to living/dining and master bedroom*
- Fibre optic internet connection to property
- TV aerial points to living room and bedrooms
- Telephone point to living/dining and master bedroom
- Doorbell
- Shaver socket to bathroom and en-suite

FLOORING AND FINISHING

- Karndean flooring to hall, kitchen and living room
- Carpet to bedrooms
- Floor tiles to bathroom and en-suite
- Walls and ceilings in matt emulsion
- High performance window system
- Individual post box

EXTERNAL FINISHES

- Decking and lighting to balcony
- Block paved parking bays
- Individual bin store area

SECURITY

- Mains operated smoke and fire alarm with battery back up
- Multi point locking system to front door

PEACE OF MIND

- 10 year structural warranty
- * Plot specific - please speak to a sales advisor for more detail

Specification Plots 20 - 33

KITCHEN

- Contemporary fitted kitchen with Quartz Stone worktop and upstand
- Under wall unit LED lighting
- Stainless steel sink with mixer tap
- A range of integrated appliances to include:
 - Neff fridge/freezer
 - Neff built in oven
 - Bosch ceramic hob and Neff extractor over
 - Neff dishwasher
 - Wine cooler*
- Neff freestanding washer/dryer in utility cupboard*

BATHROOM AND EN-SUITE

- Contemporary style white sanitary ware
- Contemporary wall mounted controls
- Thermostatic shower
- Clear glazed bath screen / sliding shower door
- Wall tiling
- Fitted bathroom mirror above sink

HEATING/ HOT WATER

- Under floor heating throughout
- Heated towel rail to bathroom and en-suite
- Electronic programming for heating system

ELECTRICAL FITTINGS

- Mixture of LED downlights and pendants
- Dimmer switches to living/dining and master bedroom*
- Fibre optic internet connection to property
- TV aerial points to living room and bedrooms
- Telephone point to living/dining and master bedroom
- Video entry door access
- Shaver socket to bathroom and en-suite

FLOORING AND FINISHING

- Karndean flooring to hall, kitchen and living room
- Carpet to bedrooms
- Floor tiles to bathroom and en-suite
- Walls and ceilings in matt emulsion
- High performance window system
- Individual post box

EXTERNAL FINISHES

- Decking and lighting to balcony
- Tarmac parking bays
- Communal bin store area
- Individual storage cage

FUTURE FLEXIBILITY

- Infrastructure for future stair lift provision
- Room for future shower tray provision in cloakroom*

SECURITY

- Mains operated smoke and fire alarm with battery back up
- Multi point locking system to front door

PEACE OF MIND

- 10 year structural warranty

* Plot specific - please speak to a sales advisor for more detail

Specification Plots 34 - 38

KITCHEN

- Contemporary fitted kitchen with Caeserstone worktop and upstand
- Under wall unit LED lighting
- Stainless steel sink with mixer tap
- A range of integrated appliances to include:
 - Neff fridge/freezer
 - Neff built in oven
 - Bosch ceramic hob and Neff extractor over
 - Neff dishwasher
 - Wine cooler*
- Neff freestanding washer/dryer in utility cupboard*

BATHROOM AND EN-SUITE

- Contemporary style white sanitary ware
- Contemporary wall mounted controls
- Thermostatic shower
- Clear glazed bath screen / sliding shower door
- Wall tiling
- Fitted bathroom mirror above sink

HEATING/ HOT WATER

- Under floor heating throughout
- Heated towel rail to bathroom and en-suite
- Electronic programming for heating system

ELECTRICAL FITTINGS

- Mixture of LED downlights and pendants
- Dimmer switches to living/dining and master bedroom*
- Fibre optic internet connection to property
- TV aerial points to living room and bedrooms
- Telephone point to living/dining and master bedroom
- Doorbell
- Shaver socket to bathroom and en-suite

FLOORING AND FINISHING

- Karndean flooring to hall, kitchen and living room
- Carpet to bedrooms
- Floor tiles to bathroom and en-suite
- Walls and ceilings in matt emulsion
- High performance window system
- Individual post box

EXTERNAL FINISHES

- Decking and lighting to balcony
- Block paved parking bays
- Communal bin store area

FUTURE FLEXIBILITY

- Infrastructure for future stair lift provision
- Room for future shower tray provision in cloakroom
- Study can be used as bedroom to allow for single floor living

SECURITY

- Mains operated smoke and fire alarm with battery back up
- Multi point locking system to front door

PEACE OF MIND

- 10 year structural warranty

* Plot specific - please speak to a sales advisor for more detail