

# Specification - Detached houses

## **Kitchen specification**

- Minerva work surfaces and upstand
- Contemporary fitted kitchen by Kulhmann
- Under wall unit LED lighting
- Stainless steel sink with chrome monobloc mixer tap
- A range of integrated appliances to include:
  - Fridge/freezer
  - Induction hob
  - Hidden extractor
  - Oven
  - Combi microwave
  - 60cm dishwasher
  - Utility room with plumbing for washing machine

## **Bathroom/En-suite**

- Contemporary white sanitaryware
- Chrome mixer tap
- Concealed wall mounted chrome thermostatic shower
- Ceramic floor and wall tiling
- Full height bathroom mirror
- Floor mounted toilet with soft closing toilet seat, concealed cistern and dual flush plate
- Clear glazed shower screen
- Low level shower tray

## **Heating and Hot Water**

- Individual Worcester Bosch system boiler
- Heated towel rail to bathroom and en-suites
- Radiators for all rooms

## **Electrical fittings**

- USB points to living space and all bedrooms
- Sky/BT multipoint with CAT6 network to living and master bedroom (Subject to subscription)
- Utility cupboard with plumbing for washing machine
- A mixture of LED lighting and pendants throughout

## **External Finishes**

- Landscaped garden, feature plants and lawned areas
- Slabs to pathway and patio
- Outside tap
- External light to rear garden
- Garage or private parking to each house
- Electric garage doors, light and power to all houses with a garage

## **Windows and Doors**

- Composite glazed doors
- Composite windows

## **Security**

- Smoke detectors and carbon monoxide alarm
- Multi-point locking system to front door