





# **SPECIFICATION**

### KITCHEN

- Contemporary fitted kitchen by Kulhmann
- Laminate work surface and upstand
- Under wall unit LED lighting
- Stainless steel 1.5 bowl sink with chrome single lever tap
- Glass splashback
- Boiler housing
- A range of SMEG and Baumatic integrated appliances to include:
- Fridge/freezer
- Electric ceramic hob
- Integrated extractor
- Built in single oven
- Dishwasher
- Washer/dryer (to Milton, Coleridge & Wordsworth)

# ADDITIONAL KITCHEN FEATURES TO LAWRENCE, AUSTEN, BRONTE AND ELIOT

- Minerva work surface and upstand
- Single undermount sink with polished chrome tap
- A range of integrated appliances to include:
- SMEG induction hob
- SMEG combi microwave

### INTERIOR FINISHES

- Walls and ceilings painted in Dulux brilliant white paint
- Satin finish square profile architrave and skirting
- Brushed stainless steel ironmongery
- Slim profile white light switches and sockets

## UTILITY ROOM TO LAWRENCE, AUSTEN, BRONTE, ELIOT AND KIPLING

- Single bowl sink and tap
- Laminate worktop
- Units to colour match kitchen
- Boiler housing
- Plumbing and space for washing machine
- Space for tumble dryer (Austin, Kipling and Lawrence only)

# WINDOWS AND DOORS

BATHROOM/EN-SUITE

• Wall mounted thermostatic shower to bathroom

• Floor mounted toilet with soft closing toilet seat,

concealed cistern and dual flush plate

• Rainwater fall shower head to en-suite

HEATING AND HOT WATER

• Heated towel rail to bathroom and en-suite

• Heatmiser Neostat wifi controlled heating thermostat

White sanitary ware

• Contemporary chrome tap

• Ceramic floor and wall tiling

• Clear glazed shower screen

• Low level shower tray to en-suite

• Individual Worcester Bosch boilers

• Radiators to all rooms

- Composite or UPVC subject to house type
- White solid core internal doors with single panel

# ELECTRICAL FITTINGS

- Sky/BT multipoint with CAT6 network to living and master bedroom (subject to subscription)
- A mixture of LED lighting and pendants throughout
- USB points to kitchen, living room and selected bedrooms
- Shaver socket to bathroom and en-suite

#### **EXTERNAL FINISHES**

- Landscaped garden, feature plants and lawned areas
- Slabs to patio
- Outside tap
- Garage or private parking to each house
- Electric door to garage with light and power where applicable
- PIR lighting to front door

#### **SECURITY**

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

These details are intended to give a general indication of the proposed development. The developer reserves the right to alter any part of the development, specification or floor layout at any time. The contents herein shall not form part of any contract or be a representation inducing any such contract. All properties are offered subject to availability and applicants are advised to contact the developer or agent to ascertain availability of any property so as to avoid an unnecessary journey. These details are believed to be correct but neither the agent nor the developers accept any liability whatsoever for any misrepresentation made either in these details or orally. Applicants are therefore advised to make their own enquiries to check these details to satisfy themselves that the property is suitable. 06/18



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CGI for illustrative purposes only.