



SPECIFICATION

KITCHEN

- Contemporary fitted kitchen by Kuhlmann
- 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)



CGI for illustrative purposes only.

SPECIFICATION

BATHROOM/EN-SUITE

- White sanitary ware
- Contemporary chrome tap
- Wall mounted thermostatic shower to bathroom
- Ceramic floor and wall tiling
- Floor mounted toilet with soft closing toilet seat, concealed cistern and dual flush plate
- Clear glazed shower screen
- Low level shower tray to en-suite
- Rainwater fall shower head to en-suite

HEATING AND HOT WATER

- Individual Worcester Bosch boilers
- Heatmiser Neostat wifi controlled heating thermostat
- Heated towel rail to bathroom and en-suite
- Radiators to all rooms

WINDOWS AND DOORS

- 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