



Computer Generated Images - Primrose Barn

Features & specification

KITCHEN

- Contemporary German fitted kitchen, choice of colour subject to build stage
- Caesarstone worktop, upstand and splashback behind hob and extractor
- Brushed stainless steel under-mounted sink with drainer grooves and brushed stainless steel mixer tap
- Quooker hot water tap (to houses 10, 11, & 12)
- Integrated recirculating fan
- Under-wall unit LED lighting
- Range of Bosch integrated appliances to include:
 - A 70/30 fridge/freezer (to houses 5, 6, 7, 8, 9 & 13)
 - Full-length fridge with separate undercounter freezer (to houses 10, 11 & 12)
 - Induction hob
 - 4 zones (to houses 5, 6, 7, 8, 9, & 13)
 - 5 zones (to houses 10, 11 & 12)
 - Dishwasher
 - Built-in multifunction oven
 - Single oven and microwave combi (to houses 5, 6, 7, 8, 9 & 13)
 - Two single ovens (to houses 10, 11 & 12)
- Pull out waste and recycling unit
- Soft closing hinge mechanism
- Hidden cutlery tray

WC, BATHROOM & EN-SUITE

- Contemporary design white sanitary ware with bacteria-inhibiting ion technology to include:
 - Back-to-wall toilet with soft closing seat, concealed cistern and dual flush plate to bathroom and en-suite
 - Wall-mounted toilet to WC
 - Wall-hung wash basin

- Brassware by Vado to include:
 - Polished chrome slimline mixer taps
 - Polished chrome slide rail shower kit over bath
 - Polished chrome wall-mounted slim-line shower head and hand-shower to set to en-suite
 - Low profile shower tray to en-suite
- Clear glazed bath/shower screen
- Sliding glazed door to en-suite shower
- Full-height contemporary porcelain tiling around bath and shower
- Large format porcelain tiled flooring
- Mirror over basin to WC
- Caesarstone vanity tops to bathroom and en-suite
- Shaver socket to bathroom and en-suite
- Chrome heated towel rail to bathroom and en-suite

UTILITY (where applicable)

- Fitted units with laminate worktop
- Stainless steel sink with mixer tap
- Space and plumbing for washing machine/dryer

HEATING, VENTILATION AND HOT WATER

- Underfloor heating to ground floor
- Wall-mounted radiators to first floor
- Smart heating controls
- Enhanced U-values and air tightness
- Heating and hot water provided by a Worcester Bosch air source heat pump
- Well insulated hot water cylinder which stores water after its been heated
- 3 kw PV panels which offer a sustainable and cost-effective solution to generating energy
- PV battery available as a Sales Extra to allow any excess electricity generated to be stored and used later in the day, enabling homeowners to take control of their energy supply

Features & specification



Computer Generated Images - Juniper House

INTERIOR FINISHES

- Walls painted in off-white matt emulsion
- Ceilings painted in white matt emulsion
- Painted white satin square edge profile skirting and architraves
- Solid white satin painted shaker style internal doors
- Contemporary satin stainless steel ironmongery
- Flooring package available as a Sales Extra – options include a range of Karndean flooring and Holland Park carpet

EXTERIOR WINDOWS AND DOORS

- Oversized front door with side light, spyhole and letter plate
- High-performance double-glazed windows
- Light tunnels and roof lights to selected houses (see Sales Negotiator for more information)

ELECTRICAL FITTINGS AND COMMUNICATIONS

- Mix of low energy recessed LED downlights and pendants
- Openreach Fibre (fibre-optic broadband) to the Premise (FTTP)
- USB double sockets to kitchen and bedroom 1
- Brushed stainless steel sockets above worktop to kitchen, white sockets and switches elsewhere

EXTERIOR FINISHES

- Turfed rear garden with patio area
- Landscape architect designed front and rear gardens
- LED external light to front door and rear patio door
- External double socket to rear
- Cold water outside tap
- Bike store (excluding house 10)
- Integrated bat and bird boxes
- Water butt to rear garden

SECURITY

- Windows and doors are Secure by Design providing a high level of protection for your home
- Smoke and heat detectors
- Multi-point locking system to front and side doors

CAR PARKING

- Provision for electric car charging connection points to private drive/garage/covered parking
- Allocated parking to all homes
- Double garage with lighting and power (to house 10)
- Sheltered parking barn (to houses 11, 12 & 13)
- Visitor parking bays

PEACE OF MIND

- 10 year structural Build Zone warranty
- Appointed management company to maintain all public open space and landscaping

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