

Specification

Kitchen

- Shaker style fitted kitchen, choice of colour subject to build stage
- Soft closing hinge mechanism
- Stone worktop, upstand and splashback behind hob
- Brushed stainless steel undermounted sink with drainer grooves and brushed stainless steel mixer tap
- Integrated recirculating fan
- Under-wall unit LED lighting
- Range of Bosch integrated appliances to include:
 - 70/30 Fridge/freezer (to selected homes)
 - Full-length fridge with separate undercounter freezer (to selected homes)
 - Smart dishwasher
 - Built-in multifunction oven
 - Combination microwave oven
 - 4 or 5 cooking zone induction hob
- Pull out waste and recycling unit

Utility/Utility Cupboard

- Fitted units with worktop and handleless doors (to selected homes)
- Stainless steel sink with mixer tap (to selected homes)
- Space and plumbing for washing machine
- Space for tumble dryer (to selected homes)

Bathroom & En-suite

- Contemporary design Vitra white sanitary ware with bacteria-inhibiting ion technology to include:
 - Back-to-wall toilet with soft closing seat, concealed cistern and dual flush plate
 - 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 shower head and hand-shower set to en-suite
 - Toughened glazed bath/shower screen

- Sliding shower enclosure door to en-suite shower
- Full-height contemporary porcelain wall tiling around bath and shower, tiling behind sink
- Large format porcelain tiled floor
- Stone vanity top
- Shaver socket to bathroom and en-suite
- Chrome heated towel rail to bathroom and en-suite

Heating, Ventilation & Hot Water

- Underfloor heating to ground floor (house types 4G and 4H have underfloor heating throughout with smart thermostat)
- Wall-mounted radiators to first & second floors
- Smart heating controls
- Enhanced U-values and air tightness
- Highly efficient Worcester Bosch hydrogen-blend ready gas combi boiler
- Solar PV panels
- PV battery available as a Sales Extra (Subject to stage of construction)

Interior Finishes

- Walls painted to Interior Designer's specification
- Ceilings painted in white matt emulsion
- Painted white satin square edge profile skirting and architraves
- Solid core white satin painted shaker style internal doors
- Contemporary satin stainless steel ironmongery
- Flooring package available as a Sales Extra

Exterior Windows & Doors

- Aluminium front door with side light and spyhole (side light to selected houses)
- High-performance double-glazed windows
- Sliding patio doors (Plots 4 - 8 only) bifolds on all other plots



Electrical Fittings and Communications

- Mix of low energy recessed LED downlights and pendants
- TV aerial and data points to living room and all bedrooms
- Openreach Fibre (fibre-optic broadband) to the premise (FTTP)
- USB double sockets to kitchen and bedrooms
- Brushed stainless steel sockets above worktop to kitchen, white sockets and switches elsewhere

Exterior Finishes

- Turfed rear garden and patio area
- Landscape architect designed public realm
- PIR LED light to front and rear door
- External double socket to rear
- Cold water outside tap
- Doorbell
- External letterbox

Security

- Windows and doors are secure by design and part Q compliant providing a high level of protection to your home
- Smoke and heat detectors
- Multi-point locking system to front and side/rear doors

Car Parking

- Electric garage door (to selected homes)
- Electric vehicle charging point to each home
- Allocated parking to all homes

Peace of Mind

- 10 year structural warranty provided by ICW
- Appointed management agent to maintain all public open spaces

Choice of concepts for kitchen units and worktops - dependant on build stage. Acorn Property Group reserves the right to alter any part of the development, specification or floor layout at any time. These details are believed to be correct but neither the agent nor Acorn Property Group accept the liability whatsoever for any misrepresentation made either in these details or orally.