

# SPECIFICATION & FEATURES

## KITCHEN

- Shaker style fitted kitchen with quartz stone worktop
- Feature pan drawers with hidden cutlery tray
- Soft closing hinge mechanism
- Stainless steel under-mounted 1.5 bowl sink with brushed steel mixer tap
- Range of Siemens/Bosch appliances to include:
  - Integrated 70/30 fridge/freezer\*
  - Built-in combination microwave oven\*
  - Integrated full height fridge with full height or built under freezer\*
  - 5 burner Induction hob
  - Wine cooler\*
  - Integrated dishwasher
  - Warming drawer\*
  - Integrated washer/dryer (to The Catcott only)
  - Built-in multifunction oven
- Under-wall unit LED lighting
- Built-in under-sink refuse containers
- Quartz stone splash-back

## BATHROOM / EN-SUITE / CLOAKROOM

- Contemporary design white sanitary ware to include:
  - Back-to-wall WC with soft-closing seat
  - Wall-hung wash basin
- Brass ware by Vado to include:
  - Polished chrome wall-mounted 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 screen
- Sliding glazed door to en-suite shower
- Full-height contemporary porcelain tiling around bath and shower

- Large format porcelain tiled flooring
- Mirror above sink
- Shaver socket in bathroom and en-suite

## UTILITY (WHERE APPLICABLE)

- Fitted units and quartz stone worktop\*
- Stainless steel under-mounted sink with mixer tap\*
- Space and plumbing for washing machine
- Space for tumble drier

## HEATING, VENTILATION AND HOT WATER

- Heating and hot water provided by a Worcester Bosch Air Source Heat Pump
- Smart thermostats to control underfloor heating/radiators
- Underfloor heating to ground floor
- Wall-mounted radiators to first floor
- Chrome heated towel rail to bathroom and en-suite
- Smart electricity meters

## INTERIOR FINISHES

- Walls and ceilings painted in off-white matt emulsion
- Painted white satin one step profile architrave and skirting
- Solid white satin painted panel style internal doors
- Contemporary brushed stainless steel ironmongery

## EXTERIOR WINDOWS AND DOORS

- Modern front door with side light (where applicable), spyhole and separate wall mounted letter box
- High-performance windows
- Glazed patio doors
- Roof lights to selected house types

## EXTERNAL MATERIALS

- Material palette of stone, brick, render and timber cladding
- Slate effect roof tiles

## ELECTRICAL FITTINGS AND COMMUNICATIONS

- Brushed stainless steel switches and sockets to kitchen
- Mix of recessed down lights and pendants
- Dedicated BT connection to provide Sky TV (by subscription)
- BT telephone point to all living areas
- Data cabling hub in hallway with wiring to living room and bedrooms
- TV point to all bedrooms

## EXTERIOR FINISHES

- External light to front door and rear patio door
- Paving slabs to rear garden door
- Cold water outside tap
- Turfed rear garden with paved area
- Exterior double socket to rear

## SECURITY

- Multi-point locking system to front door
- Smoke and heat detectors
- Carbon Monoxide alarm

## CAR PARKING

- Allocated off-street car parking and garages (to selected house types)
- Lighting and power to garage
- Electric car charger fitted to each home

## PEACE OF MIND

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

\* To selected homes – design variations apply, see Sales Advisor for details



Computer Generated Images



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