

Specification

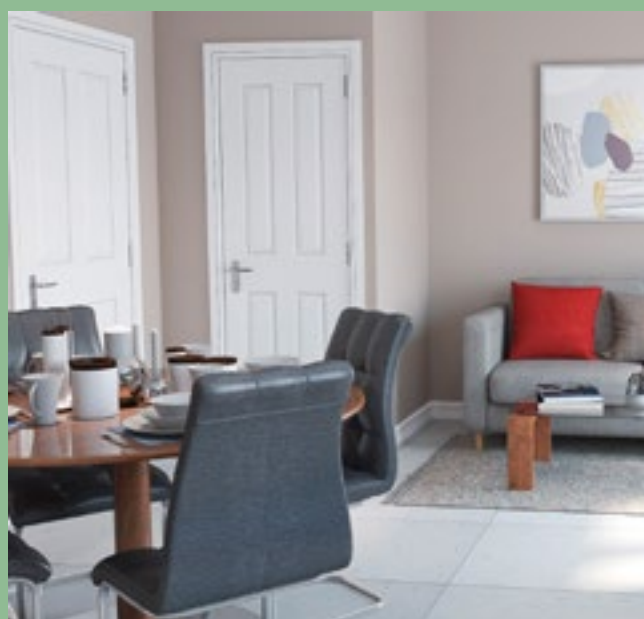


External Features:

- NHBC 10 Year structural warranty cover
- Double glazed high performance lockable UPVC windows
- GRP Composite front doors with a 5-point locking system.
- Front and rear gardens top soiled and seeded
- Tarmac driveway
- Timber fencing to rear garden boundaries
- Traditional masonry construction with render or brick to selected house types
- Feature lighting to front and rear doors

Internal Features:

- High speed broadband available
- Main's gas central heating system with a high energy efficiency boiler
- High Thermal Insulation & Energy Efficiency Rating
- Multi fuel stove in detached houses / Electric focal feature fire in semi-detached houses
- Comprehensive range of electrical sockets throughout, including TV and telephone points
- Wired for satellite point -Virgin Media and Sky available
- Painted internal doors with chrome ironmongery
- Painted moulded skirting, architraves, stair handrails & balustrades
- All internal walls and ceilings painted throughout
- Smoke, Heat and CO2 detectors as standard



Kitchens & Utility Rooms:

- A choice of fully fitted kitchens and utility rooms (which includes door style and colour, handles, worktop and matching upstands)
- Integrated appliances where applicable including built-in electric oven and hob, extractor hood, dishwasher, fridge freezer
- Washer dryer (washing machine where house has utility room)

Bathrooms, En-Suites & WCs

- Contemporary white sanitary ware and chrome fittings
- Shower bath with full shower and shower screen (except where separate shower is provided in main bathroom)
- Thermostatic showers in all en-suites

Floor Coverings & Tiles:

- Ceramic floor tiling to kitchen/dining, utility room, hall, bathroom, en-suite and WC
- Ceramic wall tiling between units to kitchen and utility
- Tiling around bath and to shower enclosures where applicable
- Splash back tiling to all wash hand basins
- Carpets and underlay to lounge, bedrooms, stairs and landings