



# Specification

We've future proofed your home!

- > 2KW Solar PV Panels

Benefits of solar panels:

1. Reduces your electricity bills:

*Sunlight is free! Solar cells can even produce electricity on cloudy days.*

*You could save on average up to £600 per year on your energy costs (Savings amount will be dependent on energy provider and tariff).*

2. Reduces your carbon footprint

*Solar power is a green, renewable source of energy and does not release any carbon dioxide into the environment.*

## External Features:

- > 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 stone, render or brick to selected house types
- > Feature lighting to front and rear doors

*\* Solar panels positioned according to orientation of house*



## Internal Features:

- > High speed broadband up to gigafast speeds (depending on provider and package chosen)
- > Comprehensive range of electrical sockets throughout, including TV and telephone points
- > Internet point to fourth bedroom / home office (where applicable)
- > Multifuel stove to detached homes, electric focal fire to semi-detached
- > Painted internal doors with chrome ironmongery
- > Painted moulded skirting, architraves, stair handrails and balustrades
- > Smoke, Heat and CO2 detectors fitted as standard
- > Wired for security alarm

## Kitchen

- > A choice of fully fitted kitchens including doors, handles, worktops with matching upstands and glass splash back
- > Integrated appliances including built in oven, electric hob, extractor hood, dishwasher, fridge freezer and washer/dryer (free standing washing machine to utility where applicable)
- > Feature downlighters to kitchen





## **Bathrooms, Ensuites & WC's**

- > Contemporary white sanitary ware and chrome fittings
- > Feature vanity unit in main bathroom to detached homes
- > Thermostatic rain shower to main bathroom
- > Heated chrome towel rail in main bathroom
- > Feature down lighters to main bathroom and ensuite

## **Floor Coverings & Tiles**

- > Ceramic floor tiling to kitchen, dining area, entrance hall, store, bathroom, ensuite and WC
- > Tiling to shower enclosures and around bath
- > Splash back tiling to hand basins
- > Carpet and underlay to lounge, family room,\* stairs, landing and all bedrooms

*\* where applicable*