



SPECIFICATION

KITCHEN

- Choice of cabinets*
- Choice of slimline laminate worktops*
- Multi-function single oven
- Induction electric hob
- dishwasher
- Integrated extractor fan
- Stainless steel sink 1.5 bowl sink with chrome mixer tap
- LED under-unit lighting

EN-SUITE

- Choice of pre-selected wall (Porcelanosa)* with metal trim
- VADO brassware
- White basin with full pedestal
- White WC with cistern
- White soft close seat and cover
- Chrome thermostatic shower
- Radiator

BATHROOM

- Choice of ceramic wall (Porcelanosa)* with metal trim
- VADO brassware
- White basin with half pedestal
- White WC with cistern
- White soft close seat and cover
- White bath with glass bath/shower screen
- Chrome bath/shower mixer
- Chrome slide rail shower with hose
- Radiator

WC

- No tile choice – splashback will reflect chosen bathroom tiling*
- VADO brassware
- White basin half pedestal
- White WC with cistern
- White soft close seat and cover

ELECTRICAL

- Shaver point in bathroom and ensuite
- LED downlighters to bathroom, ensuite and kitchen
- Digital media point to lounge
- TV point to Bedroom 1
- Pre-wired for satellite and terrestrial TV service
- Interconnected smoke/heat alarms
- Air quality monitor

HEATING

- Heat Interface Unit with meter served from district heating system. No water cylinder in property.
- Radiators with thermostatic room valves

WINDOWS & DOORS

- High-performance entrance doors
- Contemporary pre-finished internal doors
- Low-maintenance double-glazed PVCu windows

MECHANICAL

- Decentralised mechanical extract ventilation

WARDROBES & STORAGE

- Integrated wardrobes with hanging rail and shelf to Bedroom 1

EXTERNALS

- Private turfed rear garden
- Slabbed patio
- In-curtilage or allocated parking with EV charging
- Timber divisional and boundary fences
- Cycle store to garden
- Visitor parking spaces

DECORATION & INTERNAL FINISH

- Contemporary white emulsion to walls
- White painted woodwork

*Subject to build stage