

# Finishing Touches

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All house types will enjoy the following as standard:-

**Construction** All the homes will be traditionally built using brick and block construction with a concrete tile roof. Foundations are to be traditional strip or piled. First floors will receive moisture boarding.

**Comfort and Security** Gas fired, thermostatically controlled central heating with energy efficient combi-boilers. Glass fibre roof insulation. Highly insulated walls. Locking uPVC windows with energy saving glazing. Multi point lock to front and rear doors. Gas point and fused spur to receive buyers own fire if need be to 4 bedroom homes. Fuse spur only to all other types.

**Finishing Touches** Contemporary skirting board and architrave. White internal doors with chrome lever furniture. Built in sliding mirror robes to master bedroom on 4 bed homes only. Chrome sockets and switch plates to kitchen, bathroom and en suite/s.

**Paintwork** Front, rear, personnel and garage doors finished in accordance with architect's specification. White gloss to all internal timbers including stair spindles. Oak handrail. Plastered walls and ceilings will receive white matt emulsion.

**Bathrooms, En Suites and Cloakrooms** Stylish white sanitary ware from Ideal Standard mostly incorporated within a tiled boxed unit with laminate over shelf to selected rooms. Glazed shower cubicles with thermostatic mains showers with waterfall shower head where applicable (except second en suite which will be electric). Mixers to all baths. Chromium plated ceramic disk taps. Half height European wall tiling around bath and full height to shower cubicles with splash back elsewhere to tiler's discretion. Chrome LED downlights and heated towel rail to all en suites & bathrooms.

**Electrical** TV points to lounge and master bedroom. BT socket outlets to lounge, master bedroom and study (where applicable). Shaver points to bathroom and en suite. USB charging sockets to kitchen & master bedroom. Loft light point switched to landing. All internal light points low energy. LED dual porch light. Chrome effect door bell and chimes. Super fast broadband capability (subject to arranging your own rental agreement with BT).

**External** Black uPVC fascia, ventilated soffit and rainwater goods. Turfed front & rear gardens. Where there is an existing tree within the plot boundary we would typically not turf under the circumference of the canopy. Tarmacadam driveway. Timber close boarded fencing & gate. Light and power point to garage. Garden tap. Estate landscaping in accordance with architect's approved layout.

**Warranty** All homes carry the NHBC 10-year warranty (from date of CML sign off).

**Tenure Freehold.** Maintenance fee for detached and semi detached houses is estimated £180 per annum. Maintenance fee for apartments is estimated £593 per annum (includes insurance).

**General** Seddon Homes operates under the Consumer Code for Home Builders guidance. A copy of the Code is available from any member of our team and will be given to all buyers at point of reservation or can be downloaded from our website [www.seddonhomes.co.uk/consumercode](http://www.seddonhomes.co.uk/consumercode). Due to ongoing supply chain issues, it may be necessary to substitute the specification with an alternative brand or model number to the ones noted in this brochure.

Kitchen Finishing Touches	Elton	Adel	Bowland	Firgrove	Mobberley	Lawton	Denholme	Carron	Breareley	Hartford	Marsden
4 ring gas hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Single electric oven	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Curved glass chimney cooker hood									✓	✓	
60cm stainless steel chimney cooker hood	✓	✓	✓	✓	✓	✓	✓				
60cm stainless steel island tube cooker hood								✓			✓
Space for washer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated 70/30 fridge freezer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic floor tiling to kitchen area only	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Rigid built cabinetry – 6 collections available *	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Hard wearing high quality laminate worktops	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Under pelmet LED lights	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close doors & drawers	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome LED downlights	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

\*Subject to build stage

This specification is for general guidance only and purchasers are requested to satisfy themselves fully of the specification applicable to the home of their choice before reservation. Seddon Homes pursues a policy of continuous improvement so whilst every effort has been made to ensure this information is correct, it is intended only as a guide and the company reserves the right to alter the specification as necessary and without prior notice. This does not form any part of a contract or sale. Please speak to your Sales Advisor for more information.

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