

## SPV 28 Ltd - Chelmondiston (Spalding Way IP9 1FL) House Specifications

### Plots 8, 9, 14 House Type D – 3 Bed Detached (2 Storeys)

#### Kitchen

- **Pebble Grey Shaker, 20mm Stone effect worktop and upstand, stainless steel backsplash (Plot 8)**
- **Cream Shaker, 40mm Wood Effect worktop and upstand, stainless steel backsplash (Plot 9 & 14)**

#### White Goods

- **neue Integrated Washing Machine 7kg**
- **Bosch Serie 4 Plug & Play Induction Hob with Touch Control and Power Boost Black Glass 60cm**
- **Unbranded Black 60cm Angled Glass Hood**
- **Candy Integrated 70/30 Frost Free Fridge Freezer with Wi-Fi**
- **Bosch Single Oven**
- **neue 60cm Integrated Dishwasher**

#### Cloak Room

- **If there is a cloakroom then half tiled, white metro tile, grey grout (Plot 8)**
- **Half tiled White Metro tile, grey grout, with either Grey or White vanity unit (Plot 9 & 14)**

#### Bathroom

- **Anthracite Grey units, half tiled Calcutta marble wall tiles, chrome taps (Plot 8)**
- **Anthracite Grey Vanity units, Half tiled Carrara marble (Plot 9 & 14)**

#### En Suite

- **Anthracite Vanity Units, half tiled Calcutta marble wall tiles, chrome taps (Plot 8)**
- **Anthracite Grey Vanity Units, half tiled Carrara marble (plot 9 & 14)**

Garden

- **Turf**

Slabs

- **Riven Buff**

Carpet

- **Selection available at additional cost**

LVT Kitchen / Dining Room / Hallway

- **Weathered Oak (TP05 in the textured range)**

LVT Kitchen/Wet Rooms

- **Stone effect**

Paint

- **Dulux Brilliant White emulsion walls, white gloss woodwork**

Skirting / Architrave

- **Double V groove skirting, single V architrave**

Windows

- **UPVC White Bi-fold doors**
- **Composite front door**

Heating

- **Air Source Heat Pump**
- **Underfloor heating (Plots 8 & 9)**

Electrical

- **Fire alarms**
- **Smoke alarms**
- **White electrical accessories**
- **External lights – front and rear**