# **Specifications**

# **KITCHENS**

- Symphony fitted kitchen in a choice of colours
- Co-ordinated worktop finish and matching upstand
- Integrated cooker hood
- Soft-close doors and drawers
- LED under wall cabinet lighting
- Built in electric fan oven, four ring gas hob and glass splashback to hob area
- Integrated fridge-freezer
- Stainless-steel single-bowl inset sink with chrome mixer tap
- Integrated washing machine
- Integrated dishwasher to 4-bed home only (removable base unit in 2 and 3-bed homes for dishwasher space)

## PLUMBING AND HEATING

- Efficient gas-fired Baxi combination boiler
- Stelrad compact radiators white finish
- Heated towel radiators to bathrooms (and en-suite if applicable)

## ELECTRICAL

- External lights to front and back doors
- Deta wired doorbell push and internal chime
- Fibre Optic connection to the property
- TV and satellite sockets with wiring taken to loft space for future connection
- Mains wired smoke, heat and carbon monoxide detectors
- USB socket in kitchen and master bedroom
- Deta Slimline white sockets throughout
- Extract fans to all wet rooms

# BATHROOMS, EN-SUITES AND CLOAKROOMS (WHERE APPLICABLE)

- White Roca bathroom suite with shower over bath and Mira glass shower screen
- White wash basin and chrome mixer tap
- Porcelanosa wall tiles, full height around shower/bath
- Amtico vinyl flooring
- White Roca bathroom suite to en-suite (where applicable) with Mira shower tray and glass shower screen where shown on the layout

#### **INTERNAL FINISHES**

- Vinyl flooring to kitchen, bathroom and WC
- Carpets to all other areas
- Crown Covermatt white emulsion to all walls and ceilings
- Skirting and architrave pencil rounded profile painted white gloss
- Timber staircase with newel caps and handrails painted white gloss
- Fire rated loft hatch

# **DOORS AND WINDOWS**

- Four panel semi solid doors, painted white with polished chrome handles
- White UPVC windows and french doors with high performance glazing
- Front doorset GRP door with timber frame, chrome ironmongery and multi point locking system

## **EXTERNAL**

- Front garden landscaped and turf finish
- Turf installed to rear gardens
- External tap to rear gardens
- Slabs to path and patio areas
- Solar panels on all 3 and 4-bed homes, 2-beds have bath and shower water heat recovery units



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Please note: The specifications outlined above are for indication purposes only. There may be changes throughout the build process to specific brand, materials and appliances referred to in the specification. In such cases, an alternative of similar quality will be provided. Any alterations of the specification will be of equal to or greater value, and Places for People reserve the right to implement changes to the specification without warning. This information is for guidance only and does not form any part of any contract or constitute a warranty. Please consult your Sales Executive for further information. \*Correct as of June 2024.