

Specification ~ Walnut Close

Internal Specification

- White recessed downlighters to Hallway, Kitchen, Utility, WC, Bathroom and En-Suite.
- Media Plate to Living Room and all Bedrooms.
- Telephone point to Hallway.
- Smoke detector in Hallway and Landing areas, heat detector in Kitchen.
- Choice of Kitchen.
- Bosch integrated fridge freezer, single oven, induction hob and cooker hood.
- Bosch integrated dishwasher to Aspen, Birch, Holly, Magnolia, Maple & Oak
- White emulsion to walls and ceilings.
- White five panel or plain doors with chrome effect furniture.
- Oak doors with chrome effect furniture to Aspen, Holly, Magnolia & Oak
- White painted skirting boards and architraves.
- Upstand above kitchen and utility worktops, glass splashback to hob.
- Choice of vanity unit to WC, Bathroom & En-Suite.
- White sanitaryware to WC, Bathroom & En-Suite.
- Splashback tiling to Bathroom & En-Suite
- 1/2 height tiling to whole of Bathroom & En-Suite for Aspen, Birch, Maple & Oak
(Bath and shower enclosures have full height tiling)

- Tiled floors to Bathroom and En-Suite.
- Choice of luxury vinyl tile (LVT) flooring to Hallway, Kitchen, Utility and WC.
- Choice of carpets to Living Room, all Bedrooms and Study.
- Air Source Heat Pump central heating system.
- Underfloor heating to Aspen, Holly, Magnolia & Oak.
- Chrome effect towel rails to Bathroom & En-Suite.
- 10 year Structural Warranty to all properties.

External Specification

- External lighting to front and rear.
- Cream UPVC sealed unit double glazed windows.
- Black composite front entrance door with letterbox.
- Cream UPVC rear entrance door.
- Grey aluminium bi-fold doors (where applicable).
- Traditional brick and block construction with full fill cavity wall insulation and interlocking roof tiles.
- Turfed front gardens, rotovated and levelled rear gardens.
- Slabbing to footpaths and patios, gravel to driveway/parking areas.

