

# The Wrockwardine

Your home, an attractive three bedroom semi-detached home offers a spacious open plan kitchen/diner and living space with patio doors leading to a generous rear garden and patio area. Perfect for growing families, the first floor delivers three bedrooms which includes a master bedroom with a fitted wardrobe and ensuite shower room..

## Specifications

| General                       |   |                         |   |
|-------------------------------|---|-------------------------|---|
| Freeview                      | All beds, lounge & diner                              |                         | ✓ |
| USB plates                    | Master bed  |                         | ✓ |
|                               | Kitchen/diner   |                         | ✓ |
| Media plate                   | Lounge  | CAT 5 connectivity      | ✓ |
| Additional CAT5 point         | Bed 3   |                         | ✓ |
| Security alarm                | Wireless system only                                  | No service contract     | * |
| External lighting             | Front & rear  |                         | ✓ |
| Sockets/switches              | White plastic   |                         | ✓ |
|                               | Satin nickel  |                         | * |
| Doorbell                      |   |                         | ✓ |
| Washer/dryer                  | Space only  | Ground floor store      | ✓ |
| Wall paint                    | White   | Matt emulsion           | ✓ |
| Ceiling paint                 | White   | Matt emulsion           | ✓ |
| Woodwork & doors              | White   | Satin                   | ✓ |
| Internal doors                | Vertical 5 panel style                                | White                   | ✓ |
| Internal door furniture       | Satin nickel  |                         | ✓ |
| Windows, doors & patio doors  | Lockable UPVC double-glazed units with chrome handles |                         | ✓ |
| Contemporary wardrobe         | Master bed  |                         | ✓ |
| Additional wardrobe(s)        |   |                         | * |
| Electrical heater to AC       |   |                         | ✓ |
| Boiler                        | Worcester   | 5-year warranty         | ✓ |
| Thermostat                    | Standard programmable                                 |                         | ✓ |
|                               | Honeywell T6  | Interactive             | * |
| Heating zones                 | Single zone   |                         | ✓ |
| Kitchen                       |   |                         |   |
| Choice of worktop             | Premium worktop                                       | Matching upstand        | ✓ |
|                               | Silestone 20mm  | Matching upstand        | * |
| Choice of kitchen door fronts | Koncept range   | From our selection      | ✓ |
|                               | Gallery range   | From our selection      | * |
| Wall tiling                   | Wall of hob only                                      | Wall of hob only        | ✓ |
| Additional wall tiling        | Additional wall tiling                                |                         | * |
| Induction hob                 | Caple   | 590 mm                  | ✓ |
| Eye level oven                | Electrolux  | Double oven             | ✓ |
| Cooker hood                   | Caple   | Stainless steel chimney | ✓ |
| Fridge/Freezer (70:30)        | Caple   | Integrated              | ✓ |
| Dishwasher                    | Caple   | Integrated              | * |
| Flooring                      | Vinyl   | Kitchen area            | ✓ |
| Additional flooring           | Ceramic, laminate or LVT                              | Diner/lounge/kitchen    | * |
| Under cupboard lighting       | LED strip lighting                                    |                         | ✓ |
| Plinth lighting               |   |                         | * |
| Integrated EcoBin             | Within designated base unit                           |                         | ✓ |
| Sink                          | 1.5 bowl  | Stainless steel         | ✓ |
|                               |   | Ceramic (white)         | ✓ |
|                               | 1.5 under mounted (Silestone only)                    | Stainless steel         | * |
| Swan neck tap                 | Chrome  |                         | ✓ |
| Spray tap                     |   |                         | * |
| Downlighters                  | White finish  |                         | ✓ |

| WC                                       |                              |       |   |
|--|------------------------------|-------|---|
| Wall tiling                              | SB (Sink)                    |       | ✓ |
| Flooring                                 | Vinyl                        |       | ✓ |
| Additional flooring                      | Ceramic tiles                |       | * |
| Contemporary sanitaryware                | White                        |       | ✓ |
| Mono mixer tap                           | Chrome                       |       | ✓ |
| Bathroom                                 |                              |       |   |
| Wall tiling                              | FH (Bath), SB (Sink)         |       | ✓ |
| Flooring                                 | Vinyl                        |       | ✓ |
| Additional flooring                      | Ceramic tiles                |       | * |
| Shower                                   | Thermostatic controlled      | Zing  | ✓ |
| Shower screen                            | Splashguard over bath        |       | ✓ |
| Shaver socket                            | White plastic                |       | ✓ |
|  | Satin nickel                 |       | * |
| Downlighters                             | White finish                 |       | ✓ |
| Towel radiator                           | Polished chrome              |       | ✓ |
| Contemporary sanitaryware                | White                        |       | ✓ |
| Mono mixer tap                           | Chrome                       |       | ✓ |
| Master Bedroom En-Suite                  |                              |       |   |
| Wall tiling                              | FH (Shower), SB (Sink)       |       | ✓ |
| Flooring                                 | Vinyl                        |       | ✓ |
| Additional flooring                      | Ceramic tiles                |       | * |
| Shower                                   | Thermostatic controlled      | Zing  | ✓ |
|  | Drench head                  | Carre | * |
| Shaver socket                            | White plastic                |       | ✓ |
|  | Satin nickel                 |       | * |
| Downlighters                             | White finish                 |       | ✓ |
| Towel radiator                           | Polished chrome              |       | ✓ |
| Contemporary sanitaryware                | White                        |       | ✓ |
| Mono mixer tap                           | Chrome                       |       | ✓ |
| External                                 |                              |       |   |
| Water tap                                |                              |       | ✓ |
| Fencing                                  | As boundary plan             |       | ✓ |
| Turf                                     | Rear garden                  |       | ✓ |
|  | Front garden                 |       | ✓ |
| Outdoor electrical socket                | Double socket                |       | ✓ |
| Patio                                    |                              |       | ✓ |
| Electric supply suitable for car charger | Customer conversion required | 230v  | ✓ |

#### KEY:

FH — Full Height

SB — Splashback

\* — Optional Extras

\* Any optional extras are subject to build stage, are payable at point of order and are non-refundable. Specification correct at time of printing. SJ Roberts Homes reserve the right to amend if necessary.