

### KITCHENS

- Symphony fitted kitchen in a choice of colours
- Co-ordinated worktop finish and matching upstand
- Soft-close doors and drawers
- Built in electric fan oven, four ring gas hob and glass splashback to hob area
- Integrated cooker hood
- Integrated fridge-freezer
- Stainless-steel single-bowl inset sink with chrome mixer tap
- Integrated washing machine
- Removable base unit, with plumbing and electric for future 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

- Amtico 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
- Anthracite Grey UPVC windows and french doors with high performance glazing
- Black 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 bed homes, 2-beds have bath and shower water heat recovery units
- All homes to have access to an EV charging point



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