

Finishing Touches

All house types will enjoy the following as standard:-

CONSTRUCTION All the homes will be traditionally built using recon stone with a concrete tile roof. Foundations are to be piled or trench. First floors (& relevant second floors) will receive moisture resistant boarding. Black SVP and rainwater pipes. Black PVC windows, fascias & soffits where applicable. Black external meter boxes.

COMFORT AND SECURITY PV Solar panels, EV Car Charging point, Gas fired, thermostatically dual controlled central heating with energy efficient combi boilers to 3 & 4 bedroom properties, traditional cylinder gas central heating to 5 bedroom properties. quilt roof insulation. Highly insulated walls. Multi point lock to front and rear doors. Purge fans to some types. Window safety bars to some types/windows.

FINISHING TOUCHES Contemporary skirting board and architrave. Flush panel white ladder style internal doors with chrome lever furniture. Builders robe to master bedroom on 4 bedroom homes only. Chrome sockets and switch plates to kitchen area (excluding Family/Dining) , bathroom and en suite/s. White staircase & spindles.

PAINTWORK Front, rear, personnel and garage doors where applicable finished in accordance with architect's specification. White satin to all internal timbers. Plastered walls and ceilings will receive white matt emulsion.

BATHROOMS, EN SUITES AND CLOAKROOMS Stylish white sanitaryware from Ideal Standard mostly incorporated within a tiled boxed unit with laminate over shelf to selected rooms (please speak to Sales Advisor for confirmation as some rooms may not have this feature). Glazed shower cubicles with thermostatic mains showers with rainfall shower head where applicable (except second en suite which will be electric). Please speak to Sales Advisor re 5 bedroom homes as the shower specification may differ. Mixers to all baths. Chromium plated ceramic disk taps. Half height European wall tiling around bath and full height to shower cubicles with splash back elsewhere to tiler's discretion. Chrome LED downlights and heated towel rail to all en suites & bathrooms (excluding WC/ Cloakrooms).

ELECTRICAL TV points to lounge and master bedroom. BT socket outlets to lounge, master bedroom and study (where applicable). USB charging socket to kitchen & master bedroom. Loft light point switched to landing. All internal light points low energy. LED dual porch light. Chrome effect door bell and chimes. Light to storage cupboard where applicable.

EXTERNAL Ventilated soffit and rainwater goods. Turfed front and rear gardens. Where there is an existing tree within the plot boundary we would typically not turf under the circumference of the canopy. Tarmacadam driveway. Timber close boarded fencing & gate. Light and power point to garage. Relevant garages to receive black ladder style door. Garden tap. Estate landscaping in accordance with architect's approved layout.

WARRANTY All homes carry a 10-year warranty (from date of CML sign off).

TENURE Freehold. Maintenance fee is estimated £168 per annum – Trust Green.

GENERAL Seddon Homes operates under the Consumer Code for Home Builders guidance. A copy of the Code is available from any member of our team and will be given to all buyers at point of reservation or can be downloaded from our website www.seddonhomes.co.uk/consumercode.

KITCHEN FINISHING TOUCHES	Adlington	Tarvin	Plumley	Denholme	Culcheth	Mearley	Delph	Tatton	Ferncliffe	Denshaw	Hartford	Marsden	Daresbury
AEG 4 ring gas hob	✓	✓	✓		✓				✓				
AEG 5 ring gas hob				✓		✓	✓	✓		✓	✓	✓	✓
AEG Single electric oven	✓	✓	✓		✓				✓				
AEG Double electric oven				✓		✓	✓	✓		✓	✓	✓	✓
60cm Stainless steel chimney cooker hood	✓		✓		✓				✓				
90cm stainless steel chimney cooker hood				✓		✓				✓			✓
Curved glass island cooker hood		✓					✓	✓			✓	✓	
Electrolux Integrated 50/50 fridge freezer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic floor tiles to kitchen area only	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electrolux Integrated Washer	✓	✓	✓	✓	✓			✓	✓				✓
Rigid built cabinetry - 6 collections available*	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Hard wearing high quality laminate worktops	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Under cupboard LED lights	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close doors & drawers	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome LED downlights to kitchen area only	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

*Subject to build stage

This specification is for general guidance only and purchasers are requested to satisfy themselves fully of the specification applicable to the home of their choice before reservation. Seddon Homes pursues a policy of continuous improvement so whilst every effort has been made to ensure this information is correct, it is intended only as a guide and the company reserves the right to alter the specification as necessary and without prior notice. This does not form any part of a contract or sale. Please speak to your Sales Advisor for more information.