



THE PADDOCK

RILLINGTON ♦ MALTON

SPECIFICATION

KITCHEN	UPGRADE OPTIONS
Fully fitted Gallery kitchen by Symphony in Woodbury & Cranbrook	
Choice of 40mm PVC worktops with matching 100mm up stands	Granite
Electrolux Integrated oven	AEG
Electrolux Induction hob	
Integrated stainless cooker hood	
Zanussi Integrated fridge/freezer	
Zanussi Integrated dishwasher	
1 1/2 stainless steel bowl and drainer	Under mounted sink if upgrading to Granite
Chrome mixer tap	
Chrome under unit lighting	
Choice for ceramic floor tiling and or vinyl laminate look	
UTILITY – WHERE APPLICABLE	
Fitted units to match kitchen	
Choice of PVC worktops with matching 100mm up stands	
Plumbing and space for washer or dryer, plot specific	
Choice for ceramic floor tiling or vinyl floor covering	
BATHROOM, ENSUITE & WC	
Abacus white sanitary ware	
Hansgrohe bath mixer tap with thermostatic shower and screen	
Chrome heated towel rail	
Low profile shower trays with glass screen – ensuite	
Hansgrohe thermostatic mixer tap with shower head – bathroom	
Choice of contemporary wall tiling in a selection of colours including chrome trim half height	
Choice of contemporary matching ceramic floor tiles	Full height tiling
Shaver socket	

HEATING & ELECTRICS	
LPG gas fired central heating with white panel radiators	
Structured Cat5 wiring to principle rooms	
Wireless intruder alarm system	
Smoke/CO2 detectors	
Down lighters to kitchen, bathroom, ensuite & hall	
Provision for BT	
INTERNAL FINISHES	
Stylish internal painted doors with matching chrome handles	
Ceilings and walls finished in Dulux Timeless matt emulsion throughout	
Raised modern skirting and architrave finished in cream satin with matching window boards	
White electrical accessories (sockets/light switches)	
Oak handrails and white newel post to all staircases	
Tiled flooring to kitchen, utility, bathroom & ensuite all other areas left prepped for carpet	Carpets to all other areas, tiles to hall
EXTERNAL	
Modern cream PVC windows	
Black composite front door with multi point locking system	
Garage door to match (front door colour)	
Front and rear external lights	
Power and light to all garages	
Outside tap to rear garden	
Turf to rear garden with patio (refer to site specific layout)	
Front garden turfed and landscaped	
1.8m high timber fencing (refer to site specific layout)	
Traditional constructed external brick with pantile, plain tiles or artificial lookalike slate roof	
Black UPVC guttering and downpipes	