

Specification

Kitchen	Number of Bedrooms				
	2	3	3+	4	5
Choose from fully fitted Symphony kitchens with soft close hinges and drawers with matching utility <i>(where applicable)</i>	●	●			
Boiler housing unit fitted to match kitchen door fronts	●	●	●	●	●
900mm High kitchen wall units	●	●	●	●	●
Choice of PV edged worktops with matching 100mm upstands	●	●			
Stainless steel splashback behind hob <i>(where applicable)</i>	●	●			
Composite granite effect 1.5 bowl sink to kitchen - Choice of Jet Black, Polar White or Stone Grey	●	●			
Hansgrohe Vernis Blend M35 kitchen mixer tap	●	●			
Choose from our exclusive range of fully fitted Symphony kitchens and utility <i>(where applicable)</i>			●	●	●
Choice of matching Kitchen handles			●	●	●
End panels & plinths matching the colour of the kitchen doors			●	●	●
Choice of Caesarstone Quartz kitchen worktops including upstands, drainer grooves, kitchen window cill, hob splashback and utility worktops <i>(where applicable)</i>			●	●	●
Stainless steel undermounted kitchen sink - <i>(bowl & a half)</i>			●	●	●
Quooker Fusion Pro 3 in polished chrome, hot water boiling tap			●	●	●
Deep pan drawers			●	●	●
Integrated cutlery storage tray			●	●	●

AEG Kitchen Appliances

AEG - Built in single electric oven - Black finish	●	●			
AEG - 60cm induction hob - Black finish	●	●			
AEG - 60cm chimney cooker hood - Black finish	●	●			
AEG - 60cm fully integrated dishwasher - 13 place settings	●	●	●	●	●
AEG - Fully integrated fridge / freezer - 50 / 50 split	●	●	●	●	●
AEG - Built in double electric oven - Black finish			●	●	●
AEG - 80cm induction hob - 5 zone - Black finish			●	●	●
AEG - 90cm chimney cooker hood - Black finish			●	●	●
AEG - 80cm combination induction hob with built-in extractor - Black finish <i>(for selected properties where the hob is located within a peninsular or island unit)</i>			●	●	●

Bathrooms	Number of Bedrooms				
	2	3	3+	4	5
Roca 'The Gap' contemporary style white sanitary ware with complementing chrome fittings	●	●	●	●	●
Framed shower enclosure complete with thermostatic shower and increased shower tray size to en suite <i>(and bathrooms where applicable)</i> .	●	●	●	●	●
White heated towel rail to bathrooms <i>(thermostatic off heating system)</i>	●	●	●	●	●
White compact radiator to en suites and cloakroom		●	●	●	●
Ceramic wall tiling, finished with white straight edge tile trim	●	●	●	●	●
Bathroom: half height tiling to all walls and above bath <i>(1250mm high approx)</i>	●	●	●	●	●
En suite: half height tiling to all walls <i>(1250mm high approx)</i>	●	●	●	●	●
Full height tiling to shower cubicle	●	●	●	●	●
Cloaks/WC: Splashback tiling behind wash basin only	●	●	●	●	●
Window cill in bathrooms and en suite to be tiled	●	●	●	●	●

Bedroom

Full-height sliding fitted wardrobes to master bedroom, finished with shaker style soft-close doors with cashmere / grey mirror panels and cashmere frames			●	●	●
Internal hanging rail and shelf			●	●	●

Internal Finishes

Internal walls and ceilings finished in Dulux Timeless matt emulsion	●	●	●	●	●
Painted MDF window boards throughout in gloss finish <i>(except in bathrooms and en suites where tiling is included)</i>	●	●	●	●	●
Painted MDF 119mm x 18mm rectangular chamfered skirting with groove - Gloss White	●	●	●	●	●
Painted MDF 69mm x 18mm rectangular chamfered architrave with groove - Gloss White	●	●	●	●	●
Embossed 5 vertical panel white painted internal doors complete with contemporary chrome ironmongery	●	●	●	●	●
Staircases - Handrail and all other components finished in gloss white	●	●			
Staircases - Oak handrail with all other components finished in gloss white			●	●	●

Lighting	Number of Bedrooms				
	2	3	3+	4	5
White downlights to kitchens, bathrooms and en suites	●	●	●	●	●
Batten light fittings to cloakroom and pendant light fittings to all other locations	●	●	●	●	●
White downlight above shower cubicle	●	●	●	●	●
LED lighting to kitchen plinth <i>(non dimmable - excluding island & utility area)</i>	●	●	●	●	●
LED lighting to underside of kitchen wall units <i>(non dimmable & ex. utility area)</i>	●	●	●	●	●

Electrical

White slimline light switches and sockets - Each habitable room is fitted with one USB-A / USB-C plug socket	●	●	●	●	●
Telephone point to living room	●	●	●	●	●
TV point to living room, family area and master bedroom	●	●	●	●	●
Data point to living room and master bedroom	●	●	●	●	●
Data point to study <i>(where applicable)</i>	●	●	●	●	●
Power and lighting to garage <i>(to integral and attached garages only, also included in detached garages for properties over 1,500sq ft)</i>				●	●
Mains smoke and heat alarms	●	●	●	●	●
Carbon monoxide detector <i>(battery operated)</i>	●	●	●	●	●
Wireless intruder alarm system			●	●	●

Heating

Energy efficient gas fired central heating with compact radiators including top and side covers <i>(subject to gas supply)</i> Please note: Air Source Heat Pump systems will be installed on all developments without gas supply	●	●	●	●	●
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Exterior Finishes	Number of Bedrooms				
	2	3	3+	4	5
Turfed or enhanced landscaping to front gardens	●	●	●	●	●
Enlarged paved area to rear garden using buff paving slabs <i>(to plots with bi-fold doors)</i>			●	●	●
Walls or fencing to all external boundaries	●	●	●	●	●
PIR front entrance lantern <i>(Black finish)</i>	●	●	●	●	●
Steel manually operated garage door - <i>(Black finish where applicable)</i> <i>(Check technical drawings for 2 & 3 beds)</i>	●	●	●	●	●
High performance GRP front door sets	●	●	●	●	●
UPVC double-glazed windows	●	●	●	●	●
Aluminium Bifold Doors off Family / Kitchen / Dining area - <i>(Specific house types only)</i>				●	●
Timber side gate	●	●	●	●	●
External frost proof tap	●	●	●	●	●
EV Car charging point <i>(Please refer to site layout)</i>	●	●	●	●	●
Black UPVC fascia and bargeboards	●	●	●	●	●
Enhanced range of facing bricks	●	●	●	●	●
Enhanced range of roof tiles	●	●	●	●	●