



DETAILED SPECIFICATION

KITCHEN

BESPOKE KITCHEN DESIGN WITH CHOICE OF KITCHEN CABINETS, DOORS & HANDLES FROM AN APPROVED KITCHEN RANGE

40mm laminate worktops with mitred joints
Choice of either matching laminate upstand and ss splashback to hob or tiled upstand and tiled splashback to hob

KITCHEN APPLIANCES

STAINLESS STEEL APPLIANCES COMPRISING

- Built under double oven
- Four ring burner gas hob
- Stainless steel and glass chimney extractor
- Built in microwave
- Stainless steel built under 1½ sink bowl with chrome mixer tap
- Integrated fridge freezer
- Space/plumbing/electric for dishwasher (Integrated dishwasher can be purchased as an extra)
- Space/plumbing/electric for washing machine/dryer (Integrated washing machine/dryer can be purchased as an extra)

BATHROOMS

WHITE SANITARYWARE FROM THE TWYFORD MODA RANGE

- Bath with pop up waste and Vado waterfall mixer tap
- Twyford Outfit shower enclosure. Vado Té square shower bar with matching shower kit
- Wash basin & pedestal with popup waste & Vado waterfall mixer taps
- Toilet with soft close seat
- Chrome towel rail
- Mirror with integrated light and shaver socket

ENSUITES

WHITE SANITARYWARE FROM THE TWYFORD MODA RANGE

- Wash basin & pedestal with popup waste & Vado waterfall mono mixer taps
- Toilet with soft close seat
- Twyford Outfit shower enclosure, Vado Té square shower bar with matching shower kit
- Chrome towel rail
- Mirror with integrated light and shaver socket

WC/CLOAKS

WHITE SANITARYWARE FROM THE TWYFORD MODA RANGE

- Wash basin & pedestal with popup waste & Vado mono mixer taps
- Toilet with soft close seat
- Mirror





DETAILED SPECIFICATION

HEATING

Boiler: Ideal condensing combi boiler with 2 zone heating control
Radiators: Compact range

TILING

A CHOICE OF WALL TILING FROM THE PORCELANOSA RANGE

Kitchen: Tiled floor
Bathroom: Fully tiled floor. Tiled to bath area and half height tiling to all other appliance walls
Ensuite: Tiled floor. Fully tiled to showerarea/cubicle walls. Half tiled to other appliance walls.
WC/cloaks: Tiled floor. Spash back to wash basin.

ELECTRICAL

Door bell/chime
TV/Sky+ point in lounge and TV point in kitchen and master bedroom (Semi-detached).
TV/Sky+ point in lounge and TV point in kitchen and all bedrooms (Detached).
Dish/aerial to be provided as standard.
HDMI x2 cables installed to TV location in lounge
CAT 5e cabling to all TV points
Telephone point in lounge (1x phone & 1 x TV) and master bedroom
Polished chrome switches/sockets to lounge, master bedroom, hall & landing. White to all other rooms
Internal Lights: Low energy pendants with downlighters in lounge, kitchen, bathroom, WC and ensuite.
External lights: Low energy
Security Alarm: Supplied & installed to meet British Standards.
Smoke alarm to Building Regulations requirements

GENERAL

Integrated wardrobe to all master bedrooms
Internal doors: Jeldwen Rockport
Internal door furniture: Contemporary chrome (choice of 3)
Lambs Tongue skirting boards and architrave
External doors: Premium quality steel faced with glazed panel external door
External Door furniture: Silver finish
Internal wall colours: Choice of white, cream and 3 others
Gates & fencing: To be a minimum of 1.8m high
10 year Checkmate warranty
PVCu double glazed windows & patio doors
Up & over type garage door