

# Specification

## FINISHING TOUCHES

### KITCHEN & UTILITY

- British-built contemporary fitted kitchen
- Choice of quartz worktops
- Stainless steel sink and a half with chrome mixer tap
- Range of Miele appliances to include:
  - Built in multi-function oven
  - Four zone induction hob
- Integrated fridge/freezer and dishwasher
- Integrated extractor fan
- Integrated washing machine (2 and 3 bedroom homes)
- Separate utility room (4 and 5 bedroom homes)
- Hot tap, wine fridge, Miele microwave (4 and 5 bedroom homes)

### INTERIOR FINISHES

- Front door with chrome fixtures and fittings
- Hand painted internal doors with brushed fixtures and fittings
- Oversized skirting detail
- Walls and ceilings painted in contemporary colours
- A choice of Karndean flooring in the hallway and kitchen/dining areas\*
- Luxury carpets in all other rooms
- Built-in wardrobes in the master bedroom (4 and 5 bedroom homes)

### HEATING & ELECTRICAL SYSTEM

- Highly efficient 'Air source heat pump' with stored water cylinder
- Under-floor heating on the ground floor
- Thermostatically controlled radiators in all other rooms
- LED downlights in the hallway, kitchen and bathrooms
- Pendant lighting in all other rooms
- Ceiling speakers provided in the kitchen area
- High-level TV points provided to bedrooms and kitchen dining areas
- Living room wired for Sky Q\*\*
- BT points in the under-stair cupboard, kitchen and lounge
- Fused spur provided for intruder alarm
- Pre-wired for fibre broadband

### BATHROOMS & ENSUITES

- A choice of tiling in bathrooms and en-suites to include\*:
  - Full height tiling in shower and bath areas
  - Half height tiling on walls with sanitary ware
- Tile flooring in all bathrooms and en-suites
- Contemporary bathroom suite by Duravit
- Chrome Crosswater mixer taps and shower fittings
- Electric shaver socket in bathroom and master en-suite
- Large fitted mirrors
- Heated electric towel rails
- Low-level automatic lighting

### EXTERNAL FINISHES

- Grey PVCu high-performance double-glazed windows
- French doors leading onto the garden
- Allocated parking
- Single or double garages with up-and-over door (selected homes)
- Power socket and light in garages
- Paved patio to the garden
- Turfed garden with 1.8m dividing fences
- External cold tap
- Electric car charging socket in garages
- Landscaped front garden
- External light at the front and rear of homes

### CONSTRUCTION & PEACE OF MIND

- Traditional masonry build
- Slate roof to all homes
- Painted render system
- Lindab gutters and downpipes
- De Lank Cornish stone cladding (selected homes)
- Vertical slate cladding (selected homes)
- Zinc cladding (selected homes)
- 10 year NHBC Warranty
- 2 year Legacy warranty
- Home demonstration

\*Subject to build stage

\*\*By customer subscription