



## Executive Specification

### Kitchen

Symphony fitted kitchen with soft close hinges/drawers

Worktop upstand with glass splashback behind hood

Under cupboard wall unit lighting

3 Bed Houses - Hotpoint stainless double oven, 4 burner gas hob and 60cm chimney extractor hood\* (See house type kitchen layouts)

4 & 5 Bed Houses - Built In Hotpoint stainless steel single oven & Integrated Microwave, 5 burner gas hob and 90cm chimney extractor hood\*

60cm integrated fridge/freezer

60cm integrated washer/dryer (where house has no utility)

60cm integrated dishwasher

Rangemaster Glendale stainless steel 1½ bowl sink with Aquavogue chrome mixer tap

### Utility (where applicable)

Symphony fitted kitchen with soft close hinges

Worktop upstands

60cm space with plumbing for washing machine

60cm space for tumble dryer (where available)

Rangemaster Leisure Euroline stainless steel single bowl sink with mixer tap

### Bathroom

Ideal Standard Tempo bath & basin with chrome Bristan Hourglass monobloc tap. Ideal Standard Tempo WC with soft close seat

Chrome towel rail

Half height wall tiling to all walls (White trim as standard)

Shaver socket

### Ensuite(s)

Ideal Standard Tempo basin with chrome Bristan Hourglass monobloc tap. Ideal Standard Tempo WC with soft close seat

Mira Agile ERD thermostatic shower, Mira Flight shower tray and Mira Elevate silver enclosure

Half height wall tiling to all walls with full height tiling to shower (White trim as standard)

Shaver socket

### Cloakroom

Ideal Standard basin with chrome Bristan Hourglass monobloc tap with vanity unit to 4/5 beds & Semi ped to 3 beds. Ideal Standard Tempo WC with soft close seat

Tiled splashback to basin (White trim as standard)

### Electrical

Brushed Chrome electrical switches and sockets to kitchen and utility with white to the remainder of the house

1no. Double USB socket in kitchen above worktop

TV Sockets to lounge and master bedroom

BT sockets to lounge and master bedroom

Low energy lighting throughout with LED downlighters to Kitchen, Bathroom, Ensuite and WC as per drawings

Under cupboard wall unit lighting

Chrome mains door bell

External PIR lighting to front and rear elevations



# Lioncourt Homes

## Executive Specification

### Heating

- Gas fired central heating
- Zoned heating with thermostatic control
- Digital heating/hot water programmer
- Compact radiators with thermostatic control
- Provision of electric fused spur for future fire (fire not provided)

### Windows and Doors

- PVCu double glazed windows/french doors (where specified)
- Composite prefinished front & rear door (where applicable) colours as materials layout
- Black prefinished garage up & over door (where applicable)
- Oak internal single doors and oak glazed double doors
- Serozzetta chrome internal door furniture
- White painted softwood staircase with oak handrail and newel posts

### Decoration

- Almond white emulsion to walls (white emulsion to bathroom and ensuite)
- White emulsion to ceilings
- Internal oak doors have a clear finish with all other woodwork painted white

### Security

- Multi point locking system to front/rear doors
- Smoke detectors to Building Regulation requirements
- Carbon monoxide detectors to Building Regulation requirements
- Through door viewer and door chain

### Externals

- Cold water outside tap to rear of property
- Black PVCu gutter and downpipes
- Front garden graded and turfed/planted
- Rear fencing - 1.8m closeboard fencing where applicable
- Grey riven paths and paving as indicated on site layout
- Tarmac or block paved access drive/hardstanding as indicated on site layout