



Ilsom Farm, Tetbury Phase 2- Sales 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 basin and bath 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
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
Chrome mains door bell
External PIR lighting to front and rear elevations



Lioncourt Homes

Ilsom Farm, Tetbury Phase 2- Sales 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 flush casement 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