

STANDARD SPECIFICATION

	2 & 3 BEDROOM HOMES	4 & 5 BEDROOM HOMES
KITCHEN		
Symphony fitted kitchen with soft close hinges/drawers	•	•
Worktop upstand with splashback behind hob	•	•
Bosch stainless steel single oven, 4 burner gas hob and 60cm chimney hood	•	
Bosch stainless steel single oven & integrated combi microwave, 5 burner gas hob & 90cm chimney hood		•
60cm integrated fridge/freezer		•
60cm integrated washer/dryer (where house has no utility)		•
60cm integrated dishwasher		•
Rangemaster Leisure Euroline stainless steel 1 1/2 bowl sink with Aquaflow chrome mixer tap	•	
Rangemaster Glendale stainless steel 1 1/2 bowl sink with Aquavogue chrome mixer tap		•
UTILITY (where applicable)		
Symphony fitted units with soft close hinges/drawers and 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 & EN-SUITE (where applicable)		
Roca sanitaryware	•	•
Mira Agile EV thermostatic shower, Mira Flight shower tray and Mira Elevate silver enclosure	•	
Mira Agile ERD thermostatic shower, Mira Flight shower tray and Mira Elevate silver enclosure		•
Tiled splash back to basin with full height tiling to shower	•	
Half height wall tiling to all walls with full height tiling to shower	•	•
Chrome towel rail (bathroom only)		•
Shaver socket	•	•
CLOAKROOM		
Roca basin with chrome Roca monobloc tap. Roca WC	•	
Vanity unit with chrome Roca monobloc tap. Roca WC with soft close seat		•
Tiled splashback to basin	•	•
ELECTRICAL		
White electrical switches and sockets	•	
Brushed chrome electrical switches and sockets to kitchen and utility with white elsewhere		•
1 no. Double USB socket in kitchen above worktop	•	•
BT & TV sockets to lounge and master bedroom	•	•
Low energy lighting	•	•
Mains door bell & external PIR lighting to front and rear elevations	•	•
HEATING		
Gas fired central heating with compact radiators with thermostatic control	•	•
Zoned heating with thermostatic control & digital heating/hot water programmer	•	•
Provision of electric fused spur for future fire (fire not provided)	•	•
WINDOWS AND DOORS		
White PVCu double glazed windows/french doors (where specified)	•	•
Black composite pre-finished front door & PVC White pre-finished side/rear door (where applicable)	•	•
Black pre-finished steel garage up & over door (where applicable)	•	•
White painted 4 panel internal doors with Serozzetta chrome internal door furniture	•	
Oak internal single doors and oak glazed double doors with Serozzetta chrome internal door furniture		•
White painted softwood staircase	•	
White painted softwood staircase with oak handrail and newel posts		•
SECURITY		
Multi point locking system to front/rear doors	•	•
Smoke and carbon monoxide detectors to Building Regulation requirements	•	•
Through door viewer and door chain	•	•
EXTERNAL		
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	•	•
Cold water outside tap to rear of property	•	•