

KITCHENS

- Kitchens by Moores standard range.
- Cutlery tray.
- Worktops from Moores – 40mm from available colours
- Single bowl stainless steel AGA Rangemaster sink with mixer tap.
- Indesit single built under stainless steel electric fan oven
- Indesit four burner stainless steel gas hob
- Glass splash back to the hob.
- Indesit integrated extractor hood.
- White kitchen tiles (Cills).
- Hometex vinyl flooring in the kitchen and dining area.

PLUMBING AND HEATING

- Ideal logic vombi boiler with Honeywell T3 Thermostat.
- Myson Imperial Premier HE round top radiators with Petite thermostatic radiator valves.

ELECTRICAL

- Chrome 4-light spot bar in the kitchen*.
- Ceiling rose batten lamp holder. Pendant lighting in all the other rooms.
- External GREEN LIGHTING Stainless Steel PIR Wall Light.
- White electrical fittings in all rooms.
- TV aerial point to be allowed to lounge, with co-axial cable left looped in loft for future connection of aerial.
- Cable for EV.
- TV point in the master bedroom.
- BT points.

CLOAKROOMS, BATHROOMS AND EN-SUITES

- Tempo Arc water saving Bath with Sandringham 21 2 tap hole Bath taps.
- WC pan Sandringham CC HO outlet / cistern dual flush and Sandringham seat.
- Sandringham 50mm basin with pedestal to bathroom / 48 corner or 45mm to WC.
- Sandringham basin pillars taps to all basins.
- Thermostatic bath shower mixer tap.
- Full height wall tiling to the bath.
- Two tile high splashback to the sinks.
- Hometex vinyl flooring in the cloakroom and bathroom.
- Shaving socket in the bathroom.

INTERNAL FINISHES

- Ceilings and walls finished in white paint.
- All woodwork finished in white satin paint.
- Timber stairs finished in white satin paint.

DOORS AND WINDOWS

- PVC-U white windows with energy efficient sealed units. Obscure glazing, where indicated will be 'Cotswold' design.
- 4 panel internal doors.

EXTERNAL

- Paved paths and patio areas (refer to hard landscaping layout).
- Turf in the front and rear gardens, rotovate and stone picked rear.

