

### KITCHENS

- Kitchens by Symphony Group in their Urban range
- Soft close doors and drawers
- Cutlery tray
- Laminate work surfaces with matching up stands
- Glass splash back to the hob
- Under cupboard lighting
- Amtico flooring in the open plan kitchen area
- Single bowl stainless steel sink with Methven mixer tap
- Zanussi integrated electric single oven
- Zanussi 4-zone electric ceramic hob
- Electrolux integrated extractor hood
- Zanussi integrated fridge freezer
- Zanussi integrated washing machine
- Removable base unit for the future installation of an integrated dishwasher

### PLUMBING AND HEATING

- Energy efficient and thermostatically controlled gas central heating with A-rated boiler and radiators
- Chrome ladder radiator in the cloakroom, bathroom, and en-suite

### ELECTRICAL

- Low energy lighting throughout
- Chrome 4-light spot bar in the kitchen
- White LED downlights in the bathroom and en-suite
- Pendant lighting in all the other rooms
- External light to the front and rear of the house
- White electrical fittings in all rooms
- Power socket with USB ports in the kitchen
- Power socket with USB ports in bedroom 1
- TV/FM/SAT/PHONE/DATA point in the living room
- TV/DATA point in bedroom 1
- Fibre to the home for superfast wireless broadband
- Communal TV aerial
- Communal satellite TV dish
- Power and lighting in the garage (where the garage is within the curtilage of the plot)
- 1 x electric vehicle charging point per home

### INTERNAL FINISHES

- Ceilings and walls finished in white paint
- All woodwork finished in white satin paint
- Timber stairs finished in white satin paint with a stained handrail
- Sliding mirrored wardrobe in bedroom one

### CLOAKROOMS, BATHROOMS AND EN-SUITES

- White ROCA The Gap sanitaryware
- Back to the wall WC pans with dual flush mechanisms to reduce water use
- Basin with pedestal in the cloakroom
- Wall hung basin with chrome bottle trap in the bathroom and en-suite
- Methven mixer tap to all basins
- Shower over the bath with glass bath screen
- Methven thermostatic bath shower mixer tap
- Shower enclosure in the en-suite
- Methven thermostatic shower mixer valve
- Glass shower doors
- Full height wall tiling to the bath and shower enclosure
- Wall tile splashback to the cloakroom basin
- Half height wall tiling behind the WC pan and basin in the bathroom and en-suite
- Wall tile skirting board in the cloakroom, bathroom, and en-suite
- Amtico flooring in the cloakroom, bathroom, and en-suite
- Shaving point in the bathroom and en-suite

### DOORS AND WINDOWS

- Anthracite Grey double glazed PVCu windows providing a high level of thermal insulation and reduced heat loss
- Anthracite Grey PVCu French doors leading out to the garden
- Internal doors with four horizontal grooves finished in white satin paint

### EXTERNAL

- Paved paths and patio areas
- Landscaping in the front gardens
- Turf in the rear gardens
- External garden tap
- Shed for cycle storage in the rear garden
- External lighting to the private roads