

### KITCHENS

- Stylish, contemporary kitchens
- Laminate worktops and upstands
- Four-ring ceramic hob
- Glass splashback
- Integrated single oven
- Integrated fridge freezer
- Integrated washing machine and tumble dryer
- Stainless steel single sink with chrome tap

### PLUMBING AND HEATING

- Air source heating system

### ELECTRICAL

- All white sockets and switches
- TV point and BT point to living room and master bedroom
- Wiring for digital and terrestrial
- Pendant lighting throughout
- Carbon monoxide detector
- Smoke detectors

### DOORS WINDOWS

- Composite high performance external doors
- Secure by Design windows

### CLOAK ROOM, BATHROOM AND EN-SUITES

- Stylish Roca sanitaryware and bath with chrome taps
- Chrome mounted bath shower mixer to bathroom
- Separate shower enclosure to cloakroom (3-bed homes only)
- Stylish wall tiling around bath
- Shaver socket to bathrooms

### INTERNAL FINISHES

- Oak style doors with chrome handles
- Skirtings and architraves painted in white satinwood finish
- Internal walls/ceilings painted in matt emulsion
- Built in wardrobe as per architect's plan

### EXTERNAL

- Outside light to front door
- Electric car charging infrastructure
- Render, wall, roof, down pipes as per materials finished schedule
- Fencing, gates as per landscape plans
- Front and rear garden as per landscape plan
- Back garden rotovated and top soiled