

# SPECIFICATIONS

## KITCHENS

- ◆ German kitchens from Kube with optimum storage solutions and stylish features
- ◆ Durable and sleek Silestone countertops
- ◆ Quooker hot tap
- ◆ Kitchen islands/ peninsula in all units
- ◆ Utility rooms with sinks and storage

## BATHROOMS & ENSUITES

- ◆ High quality white sanitary ware from Sonas is provided throughout
- ◆ Shower enclosures and bath screens are standard
- ◆ Contemporary tiling from Tilestyle as per Showhouse
- ◆ Heated towel rails and vanity units are standard to bathroom and ensuite
- ◆ Contemporary matt black hardware
- ◆ Floor tiling is provided to WC

## WARDROBES

- ◆ Contemporary micro shaker wardrobes with assorted storage and hanging options

## INTERNAL FINISHES

- ◆ Walls and Ceilings are smooth finish painted throughout
- ◆ White engineered Shaker style doors with brushed chrome lever handles as per showhouse
- ◆ Generous voucher provided to floor out the house

## HEATING

- ◆ High Efficiency Air to Water Heat Pump

## ELECTRICAL

- ◆ Generous electrical and lighting specification, including attic light
- ◆ Energy efficient LED downlights to kitchen, WC and bathrooms
- ◆ External power socket and light fittings
- ◆ Smoke detectors fitted as standard
- ◆ All homes are wired for intruder alarms
- ◆ CAT6 cabling and ample data points throughout

## EXTERNAL FINISHES

- ◆ Energy efficient uPVC Windows and Ultratech front door from Munster Joinery
- ◆ Houses are finished in a combination of brick with low maintenance coloured render
- ◆ Side gates are provided as standard
- ◆ Back gardens levelled and seeded
- ◆ Patio areas are provided in each garden
- ◆ Houses have quality paving to parking area

## SUSTAINABLE FEATURES

- ◆ All homes will achieve an A2 Rating
- ◆ High levels of insulation throughout
- ◆ High performance energy efficient windows (U value 1.2)
- ◆ Concrete floor slab acts as thermal mass
- ◆ Air to Water heat pump system provides efficient heating
- ◆ Each house is pre-wired to facilitate an EV charging point

## GUARANTEE

- ◆ Each home is covered by a 10-year Home Bond Structural Guarantee Scheme