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## Specifications

### Kitchen

Choice of modern, high quality Ashley Ann kitchens with soft close hinges.\*  
Under unit LED lighting.  
Stainless steel sink with drainer and mono block tap.  
4 ring induction hob with stainless steel chimney hood (plot dependent).  
Glass splashback behind hob.  
Bosch Integrated A Energy rated oven.  
Bosch Integrated A+ Energy rated fridge/freezer.  
Bosch Integrated A Energy rated dishwasher.

### Bathrooms

Modern high quality sanitary ware.  
Thermostatic shower over bath with glass screen.  
White painted timber bath panels.  
Low profile shower cubicle with thermostatic shower and glass enclosure (where indicated).  
Dual flush WC with soft close toilet seat.  
Chrome heated towel rails to bathrooms and en-suites.  
Full height mirror with shaver point to bathrooms and en-suites.  
Roof sunpipes (plot dependent).

### Utility room

Units and worktops to duplicate kitchen choice.  
Plumbing and electric wiring provision for washing machine (appliance not included).  
Electric wiring provision for tumble dryer (where indicated on the layout, appliance not included).

### Internal finishes

Dordogne style white doors throughout with glazed doors to all reception rooms.  
175mm (7") skirting and 100mm (4") architrave.  
Decorative coving to master bedroom and living room to all residential plots.

### Heating

Stovax Stockon 5 multifuel stoves (plot specific).  
High efficiency Worcester Bosch gas boilers.  
Independent floor zoning for heating (plot dependent).

\* Subject to stage of construction.

### Lighting and electrical

Low energy pendants or LED downlighters to all rooms.  
Satellite TV outlet plates to bedrooms, lounge, dining rooms, kitchens and offices.  
Wired for Openreach ultra fast fibre to the home broadband.  
Cabling installed for potential future installation of photovoltaics.  
Hard wired door bell.  
CAT 6 data cabling to bedrooms, living room and dining rooms.

### Gardens and external areas

Outside tap and external socket to all gardens  
15m retractable clothes line (over bath in apartments).  
External lights to front and rear.  
Patios and pathways in Saxon Buff slabs.  
Driveways in Privora harvest paving blocks.

### External finishes

Timber front doors with five lever locks, compliant with BS3621.  
Timber sash and case windows to front elevations and timber casement windows to all other elevations with high thermal performance double glazing.

### Garages and house lofts (where applicable)

Lighting and electrical points to garages.  
Timber up and over garage door, wired for provision of electric door.  
Lofts equipped with a ladder; socket, lighting, an area of boarding with insulated loft hatch.

### General notes

Timber frame construction.  
Built in wardrobes to master bedroom and bedroom two.  
Shelved airing cupboards (plot dependent).  
Apartment blocks to have communal door entry system, key entry and individual letter boxes.  
Carpeted communal areas with matwells.