



## Specification

## Crown Hill Gardens Stanley Common

- Energy Efficient - Cavity Wall, Floor & Loft Insulation, Double Glazed Windows, Low energy Light Fittings mean lower fuel bills.
- Warranty - 10 Year NHBC Warranty runs from the day you purchase your property.
- Safety - Intruder Alarms, Smoke detectors, Multi Point Door Locks & Window Locks.
- Customise Your Home - We carry out modifications that most other builders won't.

### Kitchen

Appliances	Stainless steel oven (single in plot 61 and double in plot 64), hob and chimney hood. Integrated Fridge/Freezer & Dishwasher.
Units	Kitchen units, choice from our sample range.
Sink & Taps	Monobloc mixer tap with one & a half bowl, single drainer sink.
Worktops	Worktops, choice from our sample range.
Ceramic wall tiling	Three courses above the worktop and to the cooker space.

### Utility

Units	Kitchen units, choice from our sample range.
Sink and taps	Monobloc mixer tap with single bowl, single drainer sink.
Ceramic wall tiling	Splash back to the sink unit.
Plumbing	Plumbing and an electrical point are included for a washing machine.

### Cloakroom

Fittings	Chromium plated taps.
Ceramic wall tiling	Splash back.

### Bathroom

Fittings	Chromium plated taps, shower over bath and shaver point.
Ceramic wall tiling	Full to bath and splashback to vanity unit/sink.

### En-suite

Fittings	Chromium plated taps, and shaver point. Shower in cubicle.
Ceramic wall tiling	Splash back, except to the shower cubicle which is full height.

### Exterior

Garden	Front garden is turfed.
Patio	Slabbed patio area.
Boundary line	Screen fence as shown on the site plan. Intermediate boundaries are fenced with 6' x 6' wooden fence panels.