

## Specification

- Brick garage with block paved drives.
- Blue brick damp course.
- Gas central heating, room sealed wall mounted boiler.
- Cavity wall insulation.
- Sunken downlights to kitchen, cloaks, bathroom and ensuite bathrooms.
- uPVC windows & french doors.
- Colonist internal doors.
- Decoration - magnolia walls
- Intruder alarm
- Electric garage doors

### Kitchen

Appliances	Integrated stainless steel double oven, 700 hob, 900 extractor fan, dishwasher, fridge and freezer and stainless steel splashback to hob.
Units	Choice of units from the sample range, including cornice and pelmet.
Sink and taps	Monobloc mixer taps with one and a half bowls, single drainer sink.
Worktops	Postformed worktops, choice from the sample range.
Ceramic wall tiling	Three courses above worktops & stainless steel splash back to cooker.

### Utility

Units	Choice of units from the range.
Sink and taps	Monobloc mixer tap with single bowl single drainer sink.
Ceramic wall tiling	One tile to back of worktop and returns.
Plumbing	Plumbing and an electrical point are included for a washing machine.

### Cloakroom

Suite	White with white vanity unit.
Fittings	Chromium plated taps.
Ceramic wall tiling	Splashback to vanity unit.

### Bathroom

Suite	White with white vanity unit.
Fittings	Chromium plated taps.
Fixtures	Light & shaver point. Shower over bath. Heated towel rail.
Ceramic wall tiling	Splashback and full height to bath/shower.

### En-suite

Suite	White with white vanity unit.
Fittings	Chromium plated taps.
Fixtures	Light & shaver point and shower in cubicle. Heated towel rail.
Ceramic wall tiling	Splashback and full height to shower cubicle.

### Exterior

Gardens	Front and rear turfed.
Patio	Slabbed patio area.
Boundary lines	Screen fence as shown on the site plan intermediate boundaries are fenced with 6' x 6' wooden fence panels.