



A development of new luxury 4 & 5 bed detached homes in a unique rural setting.



Wood View

## Specification

### General

uPVC windows  
Cavity wall insulation  
Gas central heating  
Intruder Alarm  
Blue brick damp course  
coving throughout except in kitchen, utility, bathroom, cloakroom and en-suite or where rooms are partially in the roof.

### 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 and to the cooker space.

#### Flooring

Choice of carpet tiles or Vinyl from our sample range.

### 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.

#### Carpet tiling

Choice of carpet tiles from our sample range.

#### Plumbing

Plumbing and an electrical point are included for a washing machine.

### Cloakroom

#### Suite

Choice of colour from our display board in the show home.

#### Fittings

Chromium plated taps.

#### Ceramic wall tiling

Splashback to vanity unit.

### Bathroom

#### Suite

White suite with white vanity unit if applicable..

#### Fittings

Chromium plated taps.

#### Fixtures

Light & shaver point. Shower over bath.

#### Ceramic wall tiling

Splashback and full height to bath/shower.

### En-suites

#### Suite

White suite with white vanity unit if applicable.

#### Fittings

Chromium plated taps.

#### Fixtures

Light & shaver point and shower in cubicle or over bath if applicable.

#### Ceramic wall tiling

Splashback and full height to bath/shower.

### Exterior

#### Gardens

Front & rear gardens are turfed. Slabbed patio area to rear.

#### Boundaries

Screen fence as shown on the site plan intermediate boundaries are fenced with 6' x 6' wooden fence panels.

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As part of a policy of continual development the company reserves the right to revise the plans and specification without prior notice.