

# Specification

## HALLWAY/STAIRS

- Chrome downlights
- Choice of carpet

## W/C

- White sanitaryware with vanity unit & chrome mixer tap
- Choice of Camaro flooring
- Choice of tiled splashback
- Chrome downlights
- Chrome heated towel warmer

## KITCHEN/DINING AREA

- Fully fitted designer kitchen in a range of colours & styles with soft close doors & drawers
- Worktops with 100mm upstands and splashback behind hob (where applicable)
- Cutlery drawer
- Integrated stainless steel fan assisted oven
- Integrated stainless steel microwave/oven
- Gas hob
- Integrated dishwasher
- Chimney hood
- Integrated fridge freezer
- 1½ undermount composite bowl & drainer
- Choice of chrome mixer tap
- Chrome downlights
- Under unit lighting
- Plinth lighting
- Choice of Camaro flooring
- Digital TV aerial

## UTILITY ROOM (WHERE APPLICABLE)

- Fully fitted designer units in a range of colours & styles with soft close doors & drawers
- Worktops with 100mm upstands
- Single undermount composite bowl and drainer (where applicable)
- Choice of chrome mixer tap (where applicable)
- Chrome downlights
- Choice of Camaro flooring

## LIVING ROOM

- Digital TV aerial
- Choice of carpet

## PRINCIPAL BATHROOM

- Shower bath with glass screen
- White sanitaryware & vanity unit with chrome mixer tap
- Chrome heated towel warmer
- Chrome downlights
- Shaver socket
- Full height tiling to wet area including splashback
- Half height tiling to other walls / full height tiling to two walls
- Tiling to floor

## BEDROOM 1

- Digital TV aerial
- Choice of carpet

## DRESSING AREA (WHERE APPLICABLE)

- Chrome downlights
- Choice of carpet

## ALL OTHER BEDROOMS

- Digital TV aerial
- Choice of carpet

## EN-SUITE BATHROOMS

- Shower with glass doors
- White sanitaryware with vanity unit and chrome mixer tap
- Chrome heated towel warmer
- Chrome downlights
- Shaver socket
- Full height tiling to wet area including splashback
- Half height tiling to other walls / full height tiling to two walls
- Tiling to floor

## INTERNAL

- Oak style doors
- Ceilings finished in white and walls finished in turtle dove grey throughout
- Staircase - oak handrail and spindles, softwood painted newel posts
- Skirting and architrave
- Gas heating and radiators
- Loft and exterior wall insulation

- Intruder alarm
- Smoke detectors
- White sockets and switches
- Digital TV aerial to living room and bedrooms
- FTTP internet facility

## EXTERNAL

- Front courtesy light
- Rear courtesy light
- 1800mm close boarded fence between plots
- Front of house landscaped to meet planning requirements
- Double glazed windows
- Rotavated rear garden
- Electric roller shutter garage door (if applicable to plot)

