

## KITCHENS

- Kitchens by Symphony Group in their Plaza range
- Soft close doors and drawers
- Cutlery tray
- Laminate work surfaces with matching up stands
- Single bowl stainless steel sink with chrome mixer tap
- Electrolux integrated single oven
- Electrolux 60cm electric hob
- Glass splash back to the hob
- Electrolux integrated extractor hood
- Removable base unit for the future installation of an integrated dishwasher (where applicable)
- Amtico flooring in the open plan kitchen area

## CLOAKROOMS, BATHROOMS, AND EN-SUITES

- White ROCA sanitaryware
- Close coupled WC pans with dual flush mechanisms to reduce water use
- Basin with pedestal in the cloakroom, bathroom and en-suite
- Mixer tap to all basins
- Shower over the bath with glass bath screen
- Thermostatic bath shower mixer tap to the bath
- Shower on a rail in the shower enclosure
- Thermostatic shower mixer valve to the shower enclosure
- Glass shower doors
- Full height wall tiling to the bath and shower enclosure
- Wall tile splashback to the cloakroom basin
- Half height wall tiling behind the WC pan and basin in the bathroom and en-suite
- Shaving point in the bathroom and en-suite
- Amtico flooring in the cloakroom, bathroom and en-suite

## PLUMBING AND HEATING

- Monobloc air source heat pump with hot water tank and radiators
- Dual fuel white straight towel radiator to the bathroom and en-suite

## ELECTRICAL

- Low energy lighting throughout
- Bulkhead light fitting to cloakroom, bathroom and en-suite
- Pendant lighting in all the other rooms
- External light to the front and rear of the house
- White electrical fittings in all rooms
- Power socket with USB ports in the kitchen
- Power socket with USB ports in bedroom 1
- TV/DATA point in the living room
- Phone point in the living room
- TV point in bedroom 1
- Phone point in bedroom 1
- Fibre to the home for superfast broadband
- 1 x electric vehicle charging point per home

## INTERNAL FINISHES

- Ceilings and walls finished in white paint
- All woodwork finished in white satin paint
- Timber stairs finished in white satin paint

## DOORS AND WINDOWS

- Flush sash double glazed PVCu windows in White, Anthracite Grey or Agate Grey providing a high level of thermal insulation and reduced heat loss\*
- PVCu French doors in White, Anthracite Grey or Agate Grey leading out to the garden\*
- 4 panel internal doors finished in white satin paint

## EXTERNALLY

- Paved paths and patio areas
- Landscaping in the front gardens
- Turf in the front and rear gardens
- External garden tap
- Covered cycle storage in the rear garden
- External lighting to the private roads

\*speak to sales advisor for plot specific window and door colours



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