



# Whistle Wood

HOUSES SPECIFICATION

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THE ROWAN / THE ASPEN

### KITCHENS

- Kitchens by Symphony Group from their Plaza range
- Soft close doors and drawers
- Cutlery tray
- Laminate work surfaces with matching up stands
- Single bowl stainless steel sink with Methven mixer tap
- Zanussi integrated electric single oven
- Zanussi 4-zone gas hob
- Glass splash back to the hob
- Electrolux integrated extractor hood
- Removable base unit for the future installation of an integrated dishwasher
- Amtico flooring in the kitchen and dining area

### PLUMBING AND HEATING

- Energy efficient and thermostatically controlled gas central heating with A-rated boiler and radiators
- Chrome ladder radiator in the bathroom

### ELECTRICAL

- Low energy lighting throughout
- Chrome 4-light spot bar in the kitchen
- White LED downlights in the bathroom
- 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/FM/SAT/PHONE/DATA point in the living room
- TV/DATA point in bedroom 1
- Fibre to the home for superfast wireless broadband
- Communal TV aerial
- Communal satellite TV dish
- 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

### CLOAKROOMS, BATHROOMS & EN-SUITES

- White ROCA sanitaryware
- Close coupled WC pans with dual flush mechanisms to reduce water use
- Basin with pedestal in the cloakroom and bathroom
- Methven mixer tap to all basins
- Shower over the bath with glass bath screen
- Methven thermostatic bath shower mixer tap
- Full height wall tiling to the bath
- Wall tile splashback to the cloakroom basin
- Half height wall tiling behind the WC pan and basin in the bathroom
- Amtico flooring in the cloakroom and bathroom
- Shaving point in the bathroom

### DOORS AND WINDOWS

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

### EXTERNAL

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