



# Edenhill Gardens

HOUSES SPECIFICATION

## KITCHENS

- Symphony fitted kitchen
- Co-ordinated worktop finish and matching upstand
- Soft close drawers and cabinets
- Built in electric fan oven, four ring gas hob and splashback to hob area
- Cooker hood
- Integrated fridge-freezer
- Stainless-steel sink with chrome mixer taps^
- Integrated dishwasher\*
- Integrated washing machine\*
- Under counter lighting\*

## HEATING

- Efficient gas combination boiler
- Two zone programmable gas central heating system with thermostatic radiator valves

## ELECTRICAL

- External lighting to selected plots
- Mains wired smoke, heat and carbon monoxide detectors
- Fibre Optic connection to the property (subscription required)
- TV plate to lounge with wiring taken to loft space for future connection
- 1 USB socket in kitchen and 1 in main bedroom (excluding plot 225)
- Downlighters to kitchens, bathroom & en-suites\*
- Front doorbell
- White sockets and switches throughout

## BATHROOMS, EN-SUITES AND CLOAKROOMS (WHERE APPLICABLE)

- White bathroom suite (with shower over bath and glass shower screen to selected plots)
- Chrome thermostatic shower mixer taps to en-suites (where applicable)
- White wash basin and chrome mixer tap
- Wall tiles around shower/bath
- White bathroom suite to en-suite (where applicable) with shower tray and glass shower screen where shown on the layout
- Towel radiator in bathroom\*

## INTERNAL FINISHES

- Carpet and vinyl fitted throughout
- Matt emulsion finish to wall and ceilings
- Gloss finish to interior woodwork

## DOORS AND WINDOWS

- GRP composite door with chrome ironmongery and multi point locking system
- Chrome finish ironmongery to internal doors
- Double glazed windows
- UPVC Double glazed French Doors

## EXTERNAL

- EV charging point to all homes
- Solar panels to all homes
- Landscaped front gardens as per site wide landscaping plan
- Turfed rear garden
- External tap
- Garden storage unit to rear gardens
- Timber close board fencing to rear gardens

\*To selected plots only, please speak to Sales Agent for more information

^Except plot 151 which has a black composite sink



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Please note: The specifications outlined above are for indication purposes only. There may be changes throughout the build process to specific brand, materials and appliances referred to in the specification. In such cases, an alternative of similar quality will be provided. Any alterations of the specification will be of equal to or greater value, and Places for People reserve the right to implement changes to the specification without warning. This information is for guidance only and does not form any part of any contract or constitute a warranty. Please consult your Sales Executive for further information. \*Correct as of September 2026.