



## Kitchen

- Laminate worktops with matching upstands
- Soft close draws and doors
- 1.5 bowl sink with Monoblock mixer tap
- Bosch integrated oven
- Bosch gas hob
- Glass splashback
- Bosch cooker hood
- Space and plumbing for washing machine
- Plumbing and removable unit for future installation of dishwasher

## Plumbing and heating

- Energy efficient condensing boiler
- Smart meter as standard
- White heated towel rail to bathroom

## Electrical

- Internal energy efficient lighting
- TV & telephone points to lounge and master bedroom
- Fibre internet for high speed connectivity
- Mains wired smoke detectors fitted
- Mains wired carbon monoxide detector fitted

## Bathroom

- Twyford's white sanitaryware
- Full height tiling around bath in bathroom
- Tiled splashback to basin
- Shower over bath with glass screen
- Bristan contemporary mixer taps
- Shaver socket to bathroom

## Internal finishes

- Ceilings and walls finished in white paint
- All woodwork finished in white gloss paint

## Doors and windows

- External doors with chrome lever furniture
- uPVC double glazed windows
- Smooth white two panel internal doors

## External

- Paths, patios and fencing to approved layout
- Front garden turfing and planting
- Front exterior light fitting

