

## Kitchens

- Kitchens by Moore kitchens.
- Soft closure kitchen doors and drawers.
- Albion 1.5 bowl complete with Araya Long Neck Sink Mixer.
- Electrolux single fan oven EOB 3400EAS in stainless steel. Electrolux gas hob 6042NOX in stainless steel.
- Electrolux chimney hood in stainless steel with charcoal filter included.
- Glass splashback.
- Spaces only for dishwasher, washing machine and fridge freezer.

## Plumbing and heating

- White Ideal Stelrad Elite (no grills) to all house.
- Esi heating controls.
- Condensing combination boiler by Ideal Standard.

## Electrical

- White sockets and fittings.
- Batten holders to WC, bathroom and en-suites. Pendant sets to all other rooms.
- Fibre outlet situated in the lounge (unless 2.5 or 3 storey property; outlets are situated on middle floor).
- Digital 7V points situated in the lounge.
- Fitted doorbell.
- Stainless steel external lantern with PIR sensor to front of house.

## Doors and windows

- White PVCu windows.
- PVCu or softwood sub-frame. Any glazing areas will be obscure glass to the front door and clear glass to the rear doors.

## Cloakroom, bathroom and en-suites

- All sanitaryware from Ideal Standard 'Tempo' range in white.
- Chrome Calista basin mixer taps to bathroom and en-suite.
- Chrome Calista mini mixer taps to cloakroom.
- Showers shall be Kohler Mira minimal EV surface mounted with riser rail in chrome to main shower location.
- All additional showers will be electric. Where electric showers are required, the Kohler Mira 'Vie' in chrome to be used.
- Shower enclosures to be Kohler Mira 'Elevate' in chrome.
- Shower tray to be Kohler Mira 'Flight' in white with 4 upstands and riser kit.
- Where no separate shower enclosure in property, thermostat shower unit to be installed above bath tub and to be supplied, with glass screen (Only to plots with 3-bed and no en-suite).
- Where no separate shower enclosure in property, thermostatic shower unit to be installed above bath with fixed stub glass screen, curtain and rail.
- Full height tiling to shower enclosure.
- Half height tiling around bath (where shower over bath when no en-suite — full height to shower end and half of side of bath).
- Splashback to wash hand basins in cloakrooms only.
- Half height tiling behind sanitaryware in bathrooms and en-suites.

## Internal finishes

- All woodwork finished in white paint.
- Timber stairs finished in white.
- Panelled door painted in white.
- Chrome ironmongery.

## External

- Patio.
- Bin stores.
- 3m arm rotary clothes dryer base to be concreted in ground.