



# **Darwin Manor**

HOUSES SPECIFICATION

## KITCHENS

- Symphony fitted kitchen in a choice of colours
- Co-ordinated worktop finish and matching upstand
- Built in electric fan oven, four ring gas hob and stainless steel splashback to hob area
- Integrated cooker hood
- Integrated fridge-freezer
- Stainless-steel sink with chrome mixer taps

## HEATING

- Efficient gas combination boiler
- Radiators to all rooms with thermostatic control where room thermostat is not provided

## ELECTRICAL

- PIR external lights to front and back doors
- Mains wired smoke, heat and carbon monoxide detectors
- Fibre Optic connection to the property
- TV socket to lounge with wiring taken to loft space for future connection
- USB socket in kitchen
- Extract fans to all wet rooms
- Telephone socket to lounge
- Downlighters to kitchens
- Front doorbell

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

- White Ideal Standard bathroom suite with shower over bath and Roman glass shower screen
- Chrome thermostatic shower mixer taps to en-suites (where applicable)
- White wash basin and chrome mixer tap
- Wall tiles, full height around shower/bath
- White bathroom suite to en-suite (where applicable) with shower tray and glass shower screen where shown on the layout

## INTERNAL FINISHES

- Vinyl flooring to kitchen, bathroom and WC (where applicable)
- Carpets to all other areas
- Soft white emulsion to all walls and ceilings
- White satin to woodwork

## DOORS AND WINDOWS

- GRP composite door with chrome ironmongery and multi point locking system
- Smooth internal doors, painted white with polished chrome handles
- White UPVC windows and French doors with high performance double glazing

## EXTERNAL

- All homes to have access to an EV charging point
- Solar panels on all 3 & 4 bed homes
- 1-bed Maisonette and 2-bed homes have bath and shower water heat recovery units
- Landscaped front gardens as per site wide landscaping plan
- Turf installed to rear gardens
- External tap to rear gardens
- Slabs to path and patio areas



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