

# Darwin Manor

HOUSES SPECIFICATION

## **Darwin Manor**

### **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
- Eront doorboll
- 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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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 April 2025.