

## KITCHENS

- Kitchens by Moores Furniture Group in their Porto range
- Laminate work surfaces with matching upstands
- Splash back to the hob
- Stainless steel sink with chrome mixer tap
- Integrated single oven
- Electric hob
- Extractor hood
- Vinyl flooring in the kitchen area

## PLUMBING AND HEATING

- Thermostatically controlled gas central heating with A-rated boiler and white radiators
- White radiator in the bathroom and ensuite

## ELECTRICAL

- Low energy lighting throughout
- White LED downlights in the kitchen
- Ceiling light fitting to the bathroom and ensuite
- Pendant lighting in all the other rooms
- White electrical fittings in all rooms
- Power socket with USB ports in bedroom 1
- Multimedia point in the living room with TV, BT and Data
- TV point in bedroom 1
- Fibre to the home for superfast broadband
- 1 x electric vehicle charging point per home

## BATHROOMS AND EN-SUITES

- White sanitaryware
- Close coupled WC pans with dual flush mechanisms
- Basin with pedestal in the bathroom and ensuite
- Shower over the bath with a glass bath screen
- Shower enclosure in the en-suite complete with shower and glass door
- Full height wall tiling to the bath
- Full height wall tiling to the shower enclosure
- Half height wall tiling behind the WC pan and basin in the bathroom and ensuite
- Shaving point in the bathroom and ensuite
- Vinyl flooring in the bathroom and ensuite

## INTERNAL FINISHES

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

## DOORS AND WINDOWS

- Double glazed PVCu windows
- PVCu external doors where applicable
- Four panel internal doors finished in white paint

## EXTERNAL

- Balcony to selected plots
- Paved paths around the block
- Resident parking
- Soft landscaping around the block
- Communal bin and cycle storage



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