



Ashdown Gardens

HOMES SPECIFICATION

PLOTS: 10,11,20,21,22,23,24,25,26,27,
28,29,30,31,32,42,43,44,45,79,80

KITCHENS

- Kitchens by Symphony Group in their Plaza range
- Soft close doors and drawers
- Cutlery tray
- Laminate work surfaces with matching up stands
- Glass splash back to the hob
- Single bowl stainless steel sink with chrome mixer tap
- Electrolux integrated single oven
- Electrolux 60cm electric hob
- Electrolux integrated extractor hood
- Removable base unit for the future installation of an integrated dishwasher or slimline dishwasher
- Amtico flooring in the open plan kitchen & dining area but not living area

DOORS AND WINDOWS

- Double glazed PVCu windows in Anthracite Grey providing a high level of thermal insulation and reduced heat loss
- PVCu French doors in Anthracite Grey leading out to the garden
- 4 panel internal doors finished in white satin paint

CLOAKROOMS, BATHROOMS AND EN-SUITES

- White ROCA sanitaryware
- Close coupled WC pans with dual flush mechanisms to reduce water use
- Basin with pedestal in the cloakroom and bathroom
- Mixer tap to all basins
- Shower over the bath with glass bath screen
- Thermostatic bath shower mixer tap to the bath
- Full height wall tiling to the bath
- Wall tile splashback to the cloakroom basin
- Half height wall tiling behind the WC pan and basin in the bathroom
- Shaving point in the bathroom
- Amtico flooring in the cloakroom and bathroom

ELECTRICAL

- Low energy lighting throughout
- Bulkhead light fitting to cloakroom and bathroom
- Pendant lighting in all the other rooms
- External light to the front and rear of the house
- White electrical fittings in all rooms
- Power socket with USB ports in the kitchen
- Power socket with USB ports in bedroom 1
- TV/DATA point in the living room
- Phone point in the living room
- TV point in bedroom 1
- Phone point in bedroom 1
- Fibre to the home for superfast broadband
- 1 x electric vehicle charging point per home
- Photovoltaic panels on the roof

PLUMBING AND HEATING

- Energy efficient and thermostatically controlled gas central heating with A-rated boiler and radiators
- White ladder radiator in the bathroom

INTERNAL FINISHES

- Ceilings and walls finished in white paint
- All woodwork finished in white satin paint
- Timber stairs finished in white satin paint
- Carpets in hallway, living area, landing, stairs and bedrooms.

EXTERNAL

- Paved paths and patio areas
- Landscaping in the front gardens
- Turf in the front and rear gardens
- External garden tap
- Covered cycle storage in the rear garden
- External lighting to the public and private roads



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