

# Contemporary Specification



## KITCHEN

- Handleless kitchen units in super matt slate grey, with under cupboard lighting
- White and grey marble effect laminate worktops with matching upstands and glass splashback
- 1.5 sink in black granite composite
- Mixer tap
- Integrated kitchen appliances including;
  - Washer dryer
  - Single oven and touch control electric hob
  - Fridge freezer, integrated dishwasher and shallow canopy extractor

## BATHROOM / EN SUITE

- White bathroom suite including WC, bath with single panel bath screen
- Semi recessed built-in sink and chrome mixer tap
- Sliding door shower screen in silver to ensuite
- Chrome heated ladder towel rail
- Shaver socket

## FINISHES

- Carpet to bedrooms, stairs and upper landing in silver grey colour to all houses
- Grey oak flooring to ground floor hallway, dining and living area\*\*
- Grey tile flooring in kitchen to selected homes\*
- Porcelain floor and wall tiles in Grey to bathrooms

## ELECTRICAL

- LED downlights to kitchen / dining, hallway, bathroom entrance hall and storage space
- Pendant light to living area and bedrooms

## HEATING

- Air Source Heat Pumps (ASHP) to all homes\*\*\*

## GENERAL

- All homes benefit from parking, with most offering two spaces. See site plan for details
- Openreach cable points with TV, SkyQ (or similar), DAB, and phone connections to the living area and bedroom 1
- Large children's park located in the middle of development

## GARDENS

- All gardens come with a patio area, outside tap, passive electrical switch and a shed to selected homes

\*Beton Grey tile kitchen:

Mapplehurst Way: 1, 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 31, 33  
Sprays Crescent: 1, 2, 3, 4, 8, 9, 11  
Longshaw: 9, 11, 12

\*\* Karndean Knight Tile Grey Oak flooring available in the kitchen in following homes:

Mapplehurst Way: 22, 24  
Sprays Crescent: 5, 6, 7, 10  
Longshaw Close: 5, 6, 7, 10

\*\*\* Locations of ASHP are restricted as there is a maximum distance allowed between the cylinder and the pump located in the garden.

Whilst every effort has been taken to ensure the accuracy of the above specification, it is for general guidance only and is subject to change. Southern Housing reserves the right to amend the specification as necessary and without notice. Please speak to our sales advisor for more details.