

### KITCHENS

- Kitchens by Symphony Group in their Urban range
- Soft close doors and drawers
- Cutlery tray
- Laminate work surfaces with matching up stands
- Glass splash back to the hob
- Under cupboard lighting
- Amtico flooring in the open plan kitchen area or open plan kitchen and family area (as applicable)
- One and a 1/2 stainless steel sink with chrome mixer tap
- Electrolux integrated double oven
- Electrolux 80cm induction hob
- Electrolux stainless steel extractor
- Electrolux 50/50 integrated fridge freezer
- Electrolux integrated dishwasher

### UTILITY CUPBOARD

- Space only for a free-standing washing machine and tumble dryer
- No furniture or worktops
- Amtico flooring

### CLOAKROOMS, BATHROOMS & EN-SUITES

- White ROCA The Gap sanitaryware
- Back to the wall WC pans with dual flush mechanisms to reduce water use
- Basin with pedestal in the cloakroom
- Wall hung basin with chrome bottle trap in the bathroom and en-suite
- Mixer tap to all basins
- Shower over the bath with glass bath screen
- Thermostatic bath shower mixer tap
- Shower enclosure in the en-suite
- Thermostatic shower mixer valve
- Glass shower doors
- Full height wall tiling to the bath and shower enclosure
- Wall tile splashback to the cloakroom basin
- Half height wall tiling behind the WC pan and basin in the bathroom and en-suite
- Amtico flooring in the cloakroom, bathroom, and en-suite
- Shaving point in the bathroom and en-suite

### PLUMBING AND HEATING

- Monobloc air source heat pump with hot water tank and radiators
- Dual fuel white straight towel radiator to the cloakroom, bathroom and en-suite

### ELECTRICAL

- Low energy lighting throughout
- Bulkhead light fitting to cloakroom
- White LED downlights in the kitchen
- White LED downlights in the utility room or cupboard
- White LED downlights in the bathroom and en-suite
- Pendant lighting in all the other rooms
- Under cupboard lighting to the kitchen
- External light to the front and rear of the house and utility room where applicable\*
- 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
- Power and lighting in the garage (where the garage is within the curtilage of the plot)
- 1 x electric vehicle charging point per home

### INTERNAL FINISHES

- Ceilings and walls finished in white paint
- All woodwork finished in white satin paint
- Timber stairs finished in white satin paint
- Sliding mirrored wardrobe in bedroom one

### DOORS AND WINDOWS

- Flush sash double glazed PVCu windows in White, Anthracite Grey or Agate Grey providing a high level of thermal insulation and reduced heat loss\*
- PVCu French doors in White, Anthracite Grey or Agate Grey leading out to the garden\*
- Internal doors with four horizontal grooves finished in white satin paint

### EXTERNALLY

- Paved paths and patio areas
- Landscaping in the front gardens
- Turf in the front and rear gardens (where landscaping allows)
- External garden tap
- Covered cycle storage in the rear garden
- External lighting to the private roads

**\*speak to sales advisor for plot specific window and door colours**