



Dawsons Green Specification

Kitchen

- Stylish, contemporary fitted kitchen with soft close doors
- LED lighting under wall units
- Fully tiled splashback
- 22mm laminate worktops
- Single bowl sink with chrome mixer tap
- Integrated fan oven
- Induction hob
- Integrated stainless steel cooker hood
- Integrated fridge/freezer
- Integrated dishwasher
- Space for a washer/dryer

Bathroom, Cloakroom & En Suite

- Hand basin with chrome mixer tap
- Back-to-wall WC with concealed cistern
- Shower over bath with glass screen & full-height tiling around
- Lockable mirror front vanity cabinet with shaver socket
- Separate glass shower cubicle with full-height tiling to en suite (The Willow and The Birch)
- Half-height tiling to walls with sanitaryware

Plumbing and Electrical

- Media plate to living area
- Data points to living area and bedrooms
- TV aerial connection to living area and bedroom 1
- Telephone point to living area
- Fibre network wiring to property
- Mains operated smoke, heat & carbon monoxide detectors with battery backup
- Downlights to hallway, bathrooms, kitchen and landing
- Pendant lighting to reception and bedrooms
- PIR light to front and rear entrance
- High efficiency Combi boiler providing gas fired central heating
- Thermostatic radiators
- Heated towel rail to bathrooms and en suites
- Digital programmable wireless thermostat

Internal

- 4 panel white satin internal doors with chrome handles
- Woodwork in Satinwood Pure Brilliant White
- Walls and ceilings in Supermatt Pure Brilliant White
- Built-in wardrobe to bedroom 1
- Carpet to stairs, landing and all bedrooms
- Amtico to hall, reception rooms, kitchen, cloakroom, bathroom and en-suite

External

- Solar PV Panels
- Electrical vehicle charging points*
- Landscaping to front gardens
- Turf and patio to rear gardens
- External tap
- Timber fencing between plot boundaries
- 12-year LABC warranty

*Location of EVCP varies and may be attached to the house or remote, dependent upon parking space location.



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