



# Your specification

## General specification

### External Walls

140mm coursed natural stone cavity walls, partially insulated with concrete block inner wall. Stone heads, cills, jambs and mullions to door and window frames, where fitted, all in natural stone.

### Roof/Roof Cover

Traditional timber or trussed rafters with natural blue slates.

### Rainwater Goods

Gutters and rainwater pipes will be 125mm black profiled aluminium seamless – with 65mm down pipes to suit.

### Insulation

270mm thick fibreglass insulation to loft areas, 'Kingspan' or similar to sloping ceilings, with fibreglass or Jablight insulation to ground floor.

### Windows

PVC-U windows in a grey woodgrain finish will be fitted, with satin finish. Doors (where fitted) and windows will have the appropriate locking system i.e. shoot, espag or hook locks.

### Glazing

Sealed double-glazed units with 'K' glass; all obscure windows will be of a choice from suppliers list.

### External Doors

Front and rear doors will be solid timber in design (choices available) all glazed doors are part 'L' compliant.

### Heating System

A comprehensive gas fired central heating system is fitted comprising condensing boiler, pressurised cylinder and panel radiators, including thermostatic valves (a radiator will be fitted to the airing cupboard).

System control is by room thermostat fitted at ground and first floor level for zoned heating

### Burglar Alarm

The standard security alarm comprises infrared detectors, window or door contact, two keypads and alarm box/sounder.

### Garage Door

A vertically boarded electric timber garage door will be fitted, finished in grey. This will include 2 remotes.

### Electrical Installation

Ample provision is made for lighting and socket outlets throughout the property, with shaver points provided in the main en-suite and house bathroom, telecom points to the entrance hall, study, lounge and master bedroom, and TV and aerial points to the lounge, family rooms and all bedrooms. Wiring will be provided for external light points.

Low voltage lights are fitted to the lounge, kitchen, entrance hall, landing areas and bathroom/shower rooms.

The kitchen will be equipped with all necessary power points for appliances and pelmet lighting, below wall cupboard will be provided.

This specification has been prepared to indicate the materials and fittings proposed to be used in the construction of the dwelling and associated works. Due to our commitment to continuous improvement, and subject to availability, we reserve the right to change

design, method of construction, materials and fittings included in the works from time to time. Any PC allowances indicated are net trade prices and include any VAT payable due to Government legislation.

## Kitchen and Utility Room

A quality-designed kitchen by Omega will be fitted as standard to include: granite work tops, built in ovens with separate hob, extractor, dishwasher, and fridge freezer. The utility room will be fitted with laminate worktops and a space for washer/dryer. The appliances will be from suppliers such as Neff, CDA, Franke and Blanco.

## Wardrobes

Fitted wardrobes of a high standard will be provided to bedrooms 1, 2 & 3 (this may be affected by house types). However an allowance will be made available if the purchaser so desires.

## Fire and Fireplace

A PC allowance is included for the supply and fitting of a fire and fireplace to the lounge. Most of the properties will have either a Class 1 or Class 2 Flue but in cases where one is not installed, a Balance or Flueless fire will have to be used.

## Internal Doors

Ash feature doors will be fitted throughout the properties with glazed doors fitted as and where required. The door furniture will be of a modern design finished in satin chrome.

## Sanitaryware

The cloakroom and bathrooms will be fitted to a high standard as detailed on the separate specification sheet. All bathrooms/cloaks will be graced with pottery from Villeroy & Boch, along with brassware/showers from Hansgrohe & Grohe

## Wall Tiling/Floor Finishes

All bathrooms will be fully tiled, and cloakrooms to splash back areas only.

£19.00/m2 allowance on bathroom walls and floors.

## Decoration Work

Walls will be finished in matt emulsion in imperial cream; ceilings with matt white emulsion paint.

Gyproc coving is fitted to the lounge, dining room, hall and landing.

Internal woodwork will be finished in either a white eggshell or gloss finish paint. The ash staircase will be finished with a satin or gloss polyurethane varnish.

## External Works

Artificial granite pavings will be laid to paths and patio areas enabling access around the property.

The entrance drive will be finished in artificial granite setts within precast concrete edgings.

Trees and shrubs will be planted in accordance with any landscape requirement by the planning authority.

## Services

All mains services are connected to the property, with provision for gas, water and electric meters to read externally.

The properties will be sold with Freehold Tenure and are covered by a NHBC 10 year warranty.

A local Authority Completion Certificate is issued in conjunction with NHBC.