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## Specifications

### Kitchen.

Choice of high quality Ashley Ann units with soft close hinges.  
Bosch gas hob in stainless steel with glass splashback.  
Bosch extractor hood.  
Bosch integral oven — A energy rating.  
Bosch integrated A+ energy rated fridge/freezer.

### Utility (where applicable).

Plumbing and wiring for provision of washing machine and tumble.  
Units and worktops to utility rooms.

### Bathrooms.

Modern sanitary wear.  
Shower over bath.  
Dual flush W.C.  
Chrome heated towel rail to bathrooms and en-suite.  
Mirror with light and shaver point.  
Sun pipes (plot dependant).

### Internal Finishes.

Dordogne style doors.  
175mm(7") skirting and 100mm(4")architrave.  
Decorative coving to master bedroom and living room.

### Wall tiling

Family Bathrooms — Choice of Porcelanosa tiles — full height to shower enclosures and around 3 sides of the bath.  
En-suites — Choice of Porcelanosa tiles.

### Wardrobes.

Built in wardrobes to master bedrooms. Wardrobes to additional bedrooms are plot dependent.

### Heating.

Wood burning stoves (plot specific).  
High efficiency gas combi boiler or standalone boiler with water tank to larger properties.

### Lighting and electrics.

Wired for ultra fast broadband.  
Satellite T.V. outlets from communal dish.  
Low energy pendants or LED down lighters to all rooms.  
Cabling installed for potential installation of photovoltaics (houses only).

### Garden and external areas.

Turfed lawns to front gardens.  
Rotovated topsoil to back gardens.  
Outside tap and external sockets to all gardens.  
Retractable clothes line to all houses.  
External lights front and back.  
Patios and pathways in grey slabs  
Driveways in Tobermore paving blocks.

### Garages and house lofts.

Lighting and electrical points to garage.  
Lofts equipped with a ladder, socket, lighting, an area of boarding approx. 3m2 with insulated loft hatch.

### External Finishes.

Timber front doors with five lever locks compliant with BS3621.  
Timber painted double glazed sash and case windows to many front elevations and timber casement windows to all other elevations.



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