

# FINISHING TOUCHES

## KITCHENS

Traditional painted kitchens providing a comprehensive range of cupboards and drawers with soft close hinges, integral appliances and laminate or stone worktops

- AEG Gas hob
- AEG extractor hood
- AEG single or double oven
- Full integrated dishwasher
- Fully integrated fridge/freezer
- Under pelmet lighting

Under pelmet lighting

Low energy LED downlighters

1 ½ bowl stainless steel sink with drainer and chrome tap



## LAUNDRY ROOMS (Plot dependant)

Units to duplicate kitchen finish with laminate worktop over

Plumbing and electrical provision for washing machine (appliance not provided)

Electric provision for tumble dryer (where indicated. Appliance not provided)

Stainless steel sink and drainer with chrome tap (where practical)

## BATHROOMS

High quality white sanitary ware with chrome fittings

Vanity basin unit in master en-suite

Thermostatic shower over bath with glass screen (where there is no shower cubicle)

Mirror lights to en-suites and bathrooms

Full height tiling to en-suites, half height tiling to bathrooms, splashback tiling in cloakroom

Chrome heated towel rails to all en-suites and bathrooms

Low energy LED downlighters

## LIGHTING AND ELECTRICAL

Pendant light fittings to all rooms except kitchen and bathrooms

Mains powered smoke detectors with battery back-up

Satellite / Freeview distribution system in sitting room with further TV sockets to kitchen, reception rooms and all bedrooms

Telephone sockets to hall, kitchen, reception rooms and all bedrooms

## ADDITIONAL FEATURES

Energy efficient and thermostatically controlled gas boiler providing hot water and heating

Double glazed windows providing a high level of thermal insulation and reduced heat loss

A and B rated kitchen appliances to reduce energy loss

Multi-point locking system to front door

Outside lights to front and rear doors

Dual flush mechanisms to toilets to reduce water usage

High levels of insulation within roof spaces and external wall cavities to reduce heat loss

Outside water tap

Landscaped front and turfed rear gardens

