

# Specifications

## EXTERNAL

- External structure facing stone course to part of front elevation
- Branded\* block paving and block edging to shared driveways
- External footpath around the property in Branded\* flag paving
- Timber fencing to rear garden
- Trees to be planted to front gardens
- Landscaping and turf to front and rear gardens
- Hedgerows to front gardens
- Double Sectional garage door - electric
- Electric vehicle chargers to all properties
- PVC double glazed windows
- PVC bi-folding doors
- Pre finished front & rear door with multipoint lock
- UPVC fascia & soffit boards
- Solar roof panels
- Security Light to rear
- NHBC 10 year Structural Warranty

## INTERNAL

- Internal doors - oak veneered finished inlay door
- Chrome furniture - to internal doors
- Ground floor contemporary torus\* skirting boards and architraves - white
- Sockets & switches - polished chrome throughout
- Staircase with square painted spindles and oak handrail and newel posts
- Environmental gas fired central heating system
- Under floor heating thermostatically controlled
- Thermostatically controlled radiator valves to first floor
- LED (low energy downlights) kitchen lounge and family room pendants elsewhere
- Decoration - walls to be painted throughout & ceilings white
- TV point to kitchen, study, lounge
- Telephone point to study and master bedroom
- Ultra-Fast Fibre Broadband
- One USB socket per bedroom
- Mains operated smoke detectors battery backup
- Alarm

## BATHROOM

- Branded\* sanitary ware
- Wall hung toilets
- Shower tray low profile
- Thermostatically controlled showers
- Porcelain wall tiles to shower and splashback
- Porcelain floor tiles to bathrooms
- Heated towel rails

## KITCHEN

- Branded\* name fitted kitchens with fitted appliances – contemporary & traditional options with quartz worktop
- Stainless steel double oven
- Built in gas hob
- Integrated cooker hood
- Integrated fridge freezer
- Integrated dishwasher
- Integrated microwave
- Pull out larder unit

## EXTRA OPTIONS

- Carpets and underlay – ground floor
- Carpets & underlay - first floor
- Floor tiles – ground floor
- Electric fire/gas with internal chimney breast
- Electric fire with fire surround
- Rear garden to have extended patio area
- Quooker boiling tap and fisher percale dishwasher
- Staircase glass panels
- Battery storage for solar panels
- Fitted wardrobes
- LED light mirrors
- External lighting to garage and rear garden
- External decorative lighting
- Outside tap
- Outside sockets

\*Some items are subject to change



LANCASHIRE  
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LIMITED

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