

Sales Specification – Coney Green, Clay Cross

Windows

Anthracite Grey Externally, White Internally. UPVC double glazed Composite door to front, with multipoint lock

Plumbing and Heating

Gas fired Combination boiler time and temperature controlled central heating system.

External tap

Insulation

Full fill cavity wall insulation with 400mm loft insulation

Electrics

Flush chrome LED down lights to Kitchen and Bathroom

Under unit plinth lights to kitchen

TV point to lounge and bed 1, 2 and Dining

Telephone point to Hall and Lounge

Shaver socket to bathroom and en-suite

External coach light to front and rear entrance

External socket to rear garden

Kitchen

Choice of units and worktops

Choice of splash back tiling with tiles from Porcelanosa

Zanussi Electric fan double oven and ceramic induction hob

Zanussi Integrated Fridge and Freezer

Zanussi Integrated Dishwasher

Integrated Electric chimney extractor

Bowl and half stainless steel sink

Bathroom

Half tiled on bath and sink wall, full height to shower cubicle, with choice of tiles from our Porcelanosa range.

White Ideal Standard 'Tempo' suites with Ideal Standard 'Alto' chrome taps

Chrome towel rail

Separate shower cubicle to en-suite with Ideal Standard 'Alto' shower mixer

Internal doors

White 5 panel wood grain doors with satin/chrome lever on rose furniture

Decoration

All ceilings skimmed and painted white

All walls skimmed and painted white.(alternative 1 colour additional)

All woodwork with white eggshell finish

Gardens

Rear garden turfed with patio area

1.8m Fencing between plots at rear and personnel gate

Drives

Private drives block paving, shared drives tarmac

Garage

Single detached garage with up and over garage door.

Batten light and socket

****THE ABOVE SPECIFICATION MAY BE SUBJECT TO CHANGE.****

**CUSTOMERS EXTRAS AND FLOOR COVERINGS ARE AVAILABLE.
PLEASE ASK FOR FURTHER DETAILS.**

**KITCHEN AND TILING CHOICES SUBJECT TO EARLY RESERVATION
AND BUILD STAGE**