

7 Barton Hill Croft - Specification Document

Kitchen Dining/Open Plan Living:

- Corian worktops
- Glass splash back
- Neff (or similar) single oven and second oven/microwave combi
- Induction hob
- Modern extractor
- Corian moulded-in sink
- Chrome mixer tap
- Integrated wine cooler
- Integrated dishwasher
- Integrated fridge freezer

Utility:

- Laminate work surface
- Sink
- Plumbing for free standing washer and dryer

Principal En-Suite:

- Tiled floor & half tiled walls
- Wash basin on wall hung vanity unit
- Back to wall toilet
- Walk-in shower cubicle with chrome rain head and separate adjustable hand-held shower
- Chrome heated towel rail
- Electric underfloor heating
- Illuminated/heated mirrors over wash basins

Family Bathroom:

- As above except for:
- Chrome shower and separate adjustable hand-held shower over bath

Flooring:

- Kitchen, utility and WCs: Tiled
- Entrance Hallway: Engineered oak
- Lounge: Carpet
- Master Bedroom: Carpet
- Bedrooms 2,3,4 & 5: Carpet

Internal:

- High quality prefinished internal doors
- Skirting and architraves
- Stone fireplace in lounge with functioning chimney and flue
- Professional paints

Electrical:

- TV aerial points to lounge, kitchen, master bedroom and bedroom 2
- Intruder alarm
- Brushed or polished chrome switches and sockets to all rooms
- Additional pendant lighting to dining areas, lounge and landing

Lighting:

- Low energy recessed chrome LED downlighters to all ground floor rooms, bathrooms and principal bedroom

Heating and Hot Water:

- Under floor heating wet system to ground floor
- Electric underfloor heating to bathrooms
- Gas central heating
- Indirect hot water cylinder tank
- Separate thermostatically controlled radiators to first and second floors

External:

- Engineered timber front door
- Double glazed windows with engineered timber frame
- Engineered timber bi-fold doors to the kitchen diner
- Gardens to be turfed
- Block paved driveways
- Stone paving to paths and large patios to the rear

Garages

- Power and strip lighting
- Up and over door

Warranty:

- NHBC 10 Year Warranty

Buyer Choices & Upgrades Available:

- Choice of kitchen unit colours
- Choice of kitchen work surface colour
- Choice of flooring colours
- Choice of bathroom wall and floor tiles
- Fitted Wardrobes
- Appliance upgrade
- Quooker hot tap in kitchen
- External PIR security lighting
- Log burner

All subject to change at the developer's discretion