





**INTERNAL FEATURES**

* Internal walls painted Almond White
* Internal white panelled doors with chrome effect door furniture
* Smooth skimmed ceilings
* White gloss internal mouldings
* Staircase to be painted white with contrasting handrail
* Wardrobes fitted to master bedroom in detached properties (see working drawings)
* Wiring for satellite TV (Sky compatible)
* TV point to lounge, master bedroom and family room (where applicable)
* White electrical sockets and pendant light fittings
* Fused spur for provision of electric fire (4-bedroom properties only)
* USB sockets (kitchen and master bedroom only)

**EXTERIOR FEATURES**

* Sealed double glazed white PVC-U windows,
with French windows fitted
* Front door – GRP pre finished door in a solid
colour externally and white internally
* Rear door – GRP door finished in white
* External light to front entrance
* Steel up and over garage door painted to match front door (where applicable)
* Patio and pathways to be concrete paving flags (as per working drawing)
* 1.8m timber close boarded fence to side and rear
* Turf and landscaping to front garden (refer to landscape layout)
* Rear garden to be top soil
* Driveways to be block paved
* All shared drives and parking courts to be tarmac

**KITCHEN & UTILITY FEATURES**

* Choice of kitchens from Panorama Kitchens
* Choice of co-ordinating laminate worktops
* Choice of Johnson’s ceramic floor tiles to kitchen and breakfast area
* Ceiling downlighters to kitchen area

**APPLIANCES**

* 600mm gas hob with recirculating extractor hood and single oven fitted to 2 & 3-bed properties
* 750mm gas hob with 900mm extractor hood, double oven fitted to 4-bed detached properties only
* Integrated fridge freezer
* Integrated dishwasher to 4-bed detached
properties only

**BATHROOM, EN-SUITE & CLOAKROOM**

* Ideal Standard Tempo range in white
Shower to en-suite (where applicable)
* Shower valve to be Aqualisa Dream
* Low level shower tray with concealed waste
* Shower screen to enclosure
* Shower over bath (except in bathrooms with
both shower cubicle and bath)
* Choice of co-ordinating wall tiles (see working drawings)
* Downlighters fitted to master en-suite
* Chrome heated towel rail fitted to bathroom
and en-suite

**ENERGY SAVING FEATURES**

* Energy efficient gas central heating, zone
controlled and weather compensated
* 100% low energy light fittings throughout
* Insulated brick/block cavity construction
* 400mm (min) thick roof insulation