

Sales Specification

	Available pre-roof	The Clapton	The Ellington	The Winehouse	The Osbourne	The Sheeran	The Weller	The Bowie	The Costello
<i>Number of Bedrooms</i>		2	3	3	3	3	3	4	4
<i>Plot Numbers:</i>		10-12 & 19-21	22, 26 & 29	33 & 34	17 & 18	8 & 9	4 & 5	23-25, 27, 28, 30-32 & 35	1-3, 6 & 7
Internal									
KITCHEN									
Fitted-kitchen (13 colour choices pre-roof)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Worktop – 25mm “Egger” decorative (3 colour choices pre-roof)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Hotpoint oven		✓	✓	✓	✓	✓	✓	✓	✓
Hotpoint combi-microwave		✓	✓	✓	✓	✓	✓	✓	✓
Hotpoint gas-hob		✓			✓	✓	✓		✓
Hotpoint induction hob			✓	✓				✓	
Hotpoint fridge-freezer		✓			✓	✓	✓		✓
Hotpoint larder fridge			✓	✓				✓	
Hotpoint under-counter freezer			✓	✓				✓	
Hotpoint dishwasher		✓	✓	✓	✓	✓	✓	✓	✓
Hotpoint extractor-hood		✓	✓	✓	✓	✓	✓	✓	✓
Clothes washing-machine connections		✓			✓	✓	✓		
Sink – “1810 Company” Purquartz Shardduo 150i 1½-bowl		✓	✓	✓	✓	✓	✓	✓	✓
Mixer-tap – “1810 Company” brushed-steel Courbe curved single-lever		✓	✓	✓	✓	✓	✓	✓	✓
Flooring – Moduleo “Transform vinyl (choices pre-roof)		✓	✓	✓	✓	✓	✓	✓	✓
UTILITY ROOM									
Worktop – 25mm “Egger” decorative (3 colour choices pre-roof)			✓	✓				✓	✓
Clothes washing-machine connections			✓	✓				✓	✓
Space for condenser tumble-dryer								✓	✓
Surface-mounted sink & mixer-tap			✓	✓				✓	
“Pulley-Maid” clothes-airer			✓	✓				✓	
Flooring – “Moduleo” Transform vinyl (choices pre-roof)			✓	✓				✓	✓
/CLOAKROOM next page									

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Internal									
CLOAKROOM									
WC – “Studio Echo” close-coupled		✓			✓	✓	✓		
Basin – “Sottini Magra” with Ceraflex mixer-tap		✓			✓	✓	✓		
WC – “Sottini Mavone” close-coupled			✓	✓				✓	✓
Basin – “Sottini Magra” with Tesino mixer-tap									✓
Basin – “Sottini Isarca” with Tesino mixer-tap			✓	✓				✓	
Basin splash-back tiling – “Verano Blanco”		✓	✓	✓	✓	✓	✓	✓	✓
Flooring – “Moduleo” Transform vinyl (choices pre-roof)		✓	✓	✓	✓	✓	✓	✓	✓
BATHROOM									
WC – “Studio Echo” close-coupled		✓			✓	✓	✓		
Basin – “Studio Echo” with “Ceraflex” mixer-tap		✓			✓	✓	✓		
Bath & Shower – “Tesi” bath & “Alto” shower with “Ceraflex” mixer-tap		✓			✓	✓	✓		
WC – “Sottini Mavone” close-coupled			✓	✓				✓	✓
Basin – “Sottini Isarca” with Tesino mixer-tap			✓	✓				✓	✓
Bath & Shower – “Lato” bath & “Ceratherm” shower with “Tesino” mixer-tap			✓	✓				✓	✓
Tiling – “Verano Blanco” ½-height to basin & toilet		✓	✓	✓	✓	✓	✓	✓	✓
Tiling – “Verano Gris” full-height around the bath		✓	✓	✓	✓	✓	✓	✓	✓
Mirror cupboard with integrated light and shaving point		✓	✓	✓	✓	✓	✓	✓	✓
Towel-rail – chrome radiator with summer thermostat		✓	✓	✓	✓	✓	✓	✓	✓
Flooring – “Moduleo Transform” vinyl		✓	✓	✓	✓	✓	✓	✓	✓
Extractor-fan with isolation switch		✓	✓	✓	✓	✓	✓	✓	✓
<i>/EN-SUITE – next page</i>									

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Internal									
EN-SUITE – BEDROOM 1									
Vanity Unit – “Sottini Magra” with countertop basin			✓	✓		✓	✓	✓	✓
Tap-set – “Tesino” basin mixer			✓	✓				✓	✓
Tap-set – “Ceraflex” basin mixer						✓	✓		
WC – “Sottini Mavone” close-coupled			✓	✓				✓	✓
WC – “Studio Echo” close-coupled						✓	✓		
Shower tray – 1500mm x 700mm with “Ceratherm” thermostatic bar shower									✓
Shower tray – 1200mm x 700mm with “Alto” thermostatic bar shower							✓		
Shower tray – 1400mm x 900mm with “Alto” thermostatic bar shower						✓			
Shower tray – 1700mm x 700mm with “Ceratherm” thermostatic bar shower								✓	
Shower tray – 1400mm x 800mm with “Ceratherm” thermostatic bar shower			✓	✓					
Mirror cupboard with integrated light shaving point			✓	✓		✓	✓	✓	✓
Tiling – “Verano Blanco” ½-height to basin & toilet			✓	✓		✓	✓	✓	✓
Tiling – “Verano Gris” full-height in shower			✓	✓		✓	✓	✓	✓
Towel-rail – chrome radiator			✓	✓		✓	✓	✓	✓
Flooring – “Moduleo Transform” vinyl			✓	✓		✓	✓	✓	✓
Extractor-fan with isolation switch			✓	✓		✓	✓	✓	✓
EN-SUITE – BEDROOM 2									
Shower tray - 1500mm x 700mm with “Ceratherm” thermostatic bar shower								✓	
Otherwise, all as the en-suite in bedroom 1								✓	

/ELECTRICAL, HEATING & HOT WATER – next page

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Internal									
ELECTRICAL, HEATING & HOT WATER									
Boiler – wall-mounted “Ideal Logic” combi gas boiler		✓			✓	✓	✓		✓
Radiators – with thermostatic valves, in all habitable rooms (unless *)		✓			✓	✓	✓		✓
Underfloor-heating to ground-floor						✓	✓		✓
Advanced infra-red heating technology to minimise heating running-costs			✓	✓				✓	
Wall-sockets – brushed-chrome mid-level sockets			✓	✓		✓	✓	✓	✓
Wall-sockets – white plastic mid-level sockets		✓	✓		✓				
Wall-sockets – white plastic low-level sockets		✓	✓	✓	✓	✓	✓	✓	✓
Smoke/heat detectors – throughout property to current legislation		✓	✓	✓	✓	✓	✓	✓	✓
LED Downlighters to Kitchen		✓	✓	✓	✓	✓	✓	✓	✓
LED Downlighters to Utility			✓	✓				✓	✓
LED Downlighters to downstairs WC, bathroom and en-suite		✓	✓	✓	✓	✓	✓	✓	✓
Pendant lights to all other rooms		✓	✓	✓	✓	✓	✓	✓	✓
TV points to living room and all bedrooms		✓	✓	✓	✓	✓	✓		✓
TV points to living room and bedrooms 1, 2 & 3								✓	
TV points to kitchen/diner									✓
TV points to study area			✓	✓				✓	✓
Fibre-optic cable connection to all properties		✓	✓	✓	✓	✓	✓	✓	✓
Internet – hard-wired to living room (and study if applicable)		✓	✓	✓	✓	✓	✓	✓	✓
<i>/External Specification on next page</i>									

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External									
GENERAL									
Brickwork – in accordance with plans		✓	✓	✓	✓	✓	✓	✓	✓
Roof – “Forticrete” SL8 roof-tiles in grey		✓	✓	✓	✓	✓	✓	✓	✓
External claddings – “Marley Eternit” cedar click cladding in grey		✓	✓	✓	✓	✓	✓	✓	✓
Windows – engineered timber, double-glazed		✓	✓	✓	✓	✓	✓	✓	✓
Driveway & Front-path – block-paved		✓	✓	✓	✓	✓	✓	✓	✓
Patio & Garden-path – Indian sandstone in grey		✓			✓	✓	✓		✓
Patio – Focus porcelain in anthracite			✓	✓				✓	
Garden path – block paving			✓	✓				✓	
EXTERNAL DOORS									
Front Door – “Bowater by Birtley” secured by design composite door		✓	✓	✓	✓	✓	✓	✓	✓
Utility-room Door – “Bowater by Birtley” secured by design composite door									✓
Patio Door – engineered timber, triple-glazed		✓	✓	✓	✓	✓	✓	✓	✓
Door-bell		✓	✓	✓	✓	✓	✓	✓	✓
GARDEN									
Fencing – in accordance with plans		✓	✓	✓	✓	✓	✓	✓	✓
Turfing – to the front & rear		✓	✓	✓	✓	✓	✓	✓	✓
External Tap – rear garden		✓	✓	✓	✓	✓	✓	✓	✓
External tap – to front			✓	✓				✓	
External Socket – rear garden			✓	✓		✓	✓	✓	✓
EXTERNAL LIGHTING									
At all external doors		✓	✓	✓	✓	✓	✓	✓	✓
GARAGES									
Doors – electrically operated			✓	✓		✓	✓	✓	✓
Power & Lighting			✓	✓		✓	✓	✓	✓