

# Specification



## **General Internal**

Walls - Painted finish - Dulux Timeless Matt Emulsion

Woodwork - Painted finish - Dulux White Satin

Doors - Howdens Dordogne 5 vertical panel doors painted Matt grey with stainless steel hinges. Denleigh LR292 polished and satin chrome handles on.

Ironmongery - rose

## **Kitchen**

Supplier - Howdens

Style - Greenwich range - Gloss Front Kitchen

Choice of units - A selection of base and high-level units

Worktop - Contemporary 22mm worktops with matching upstand.

Splashback - Opaque black glass

Appliances - Built under Double Oven from Hotpoint or similar Induction Hob, Extractor, Integrated Dishwasher, Space and Plumbing for Washing Machine (unless in utility)

Sink - Drayton SS 1.5 bowl sink with drainer

Tap - Chrome Rienza mixer tap

Flooring - Vinyl flooring Tarkett Modern Living or Homestyle range or equivalent

## **Bathroom**

Manufacturers - Ideal Standard i-life range or similar

Washbasin - i-life B basin with Cerabase mono mixer tap

Bath - Tempo White bath or similar with Edge wall mounted Bath Shower Mixer kit

WC - Rimless close coupled BTW Pan with compact cistern and dual flush plate in chrome

Flooring - Vinyl flooring Tarkett Modern Living or Homestyle range or equivalent

Tiling - Full Height tiling to bath only and splashback to basin.

## **Ensuite**

Manufacturer - Ideal Standard i-life range or similar

Washbasin - i-life B basin with Cerabase mono mixer tap

Shower Cubicle - Ultra flat shower tray with Connect 2 1000 Sliding door Ceratherm round shower column

WC - Rimless BTW Pan with concealed cistern and dual flush plate in chrome

Flooring - Vinyl flooring Tarkett Modern Living or Homestyle range or equivalent

Tiling - Full Height tiling to shower area and half height to basin/wc area where located together.

## **Cloakroom**

Manufacturers - Ideal Standard i-life range or similar

Washbasin - i-life B basin with Cerabase mono mixer tap

WC - Rimless close coupled BTW Pan with compact cistern and dual flush plate in chrome

Flooring - Vinyl flooring Tarkett Modern Living or Homestyle range or equivalent

Tiling - Splashback to basin.

### **Mechanical, technical and Electrical Heating**

Heating - Daikin EDLA06 EV3 Class 6 R32 Monobloc ASHP with 250l Cylinder and controls.

Radiators - Compact in Select White Finish fitted with thermostatic valves

Towel rail – White or Chrome towel rails

Lighting - Mains LED white down lighters to kitchen, bathroom & en-suite standard pendant fittings with LED bulbs to all other rooms.

Electrical fittings - White moulded plastic with concealed screws. Shaver points in bathroom and ensuite

Media - BT full-fibre broadband. Aerial loft wiring only. Media points in lounge and bedroom 1

### **Exterior**

External Lighting - External light to front door and rear led floodlight.

Exterior Doors - IG Grey Composite Front Door 'Secure By Design' MPL4 lock set and chrome door numbers.

Windows - White UPVC with push button/key white locking handles and stainless-steel hinges

Gardens - Grey Riven paving slabs – front path & rear patio. Rear gardens top soiled. Rear tap

Private Driveway - Tarmac driveway