

SPECIFICATION

ALL PLOTS AT LONG CLAWSON

Kitchen and utility

	Included as standard	Optional extra (subject to build stage)
Fully fitted kitchen	✓	
Quartz worktop	✓	
Integrated appliances including: Fridge freezer Dishwasher Electric oven Induction hob Washer drier (not integrated if located in utility)	✓	
Cooker hood	✓	
Boiling water tap		✓

Bathrooms, en-suites and cloakrooms

	Included as standard	Optional extra (subject to build stage)
Porcelanosa white bathroom suites	✓	
Lighted mirror in bathrooms and en-suites	✓	
Ladder style radiators	✓	
Porcelanosa tiling to ceiling height around baths and showers	✓	
Optional extra for additional half height tiling to rest of room		✓

Lighting, heating and electrical

	Included as standard	Optional extra (subject to build stage)
Air source heat pump	✓	
Smart heating control	✓	
Recessed spotlights in kitchen, bathrooms and en-suites	✓	
TV aerial point in living room and main bedroom	✓	
USB port to one socket per room	✓	
PV panels in roof	✓	
EV charging point	✓	
Intruder alarm		✓
Light and power to garages	✓	
External light to front with motion detector	✓	
Smoke alarms	✓	

External

	Included as standard	Optional extra (subject to build stage)
Turf to rear and front gardens	✓	
Slabbed patio area	✓	
Optional extra – additional slabbing available		✓

Windows, doors and walls

	Included as standard	Optional extra (subject to build stage)
UPVC windows	✓	
Composite UPVC door with four point locking system	✓	
Internal doors in oak with black ironmongery	✓	
White emulsion walls and white gloss woodwork	✓	

Flooring

	Included as standard	Optional extra (subject to build stage)
Luxury vinyl tile flooring in kitchens, bathrooms and en-suites	✓	
Carpet to remaining areas	✓	
Optional extra to have whole ground floor and/or bedrooms in luxury vinyl tile flooring		✓