

<b>Kitchen</b>	
Choice of Clerkenwell or Fairford kitchen units and upstands, stainless steel splashback to hob	
Choice of 22mm square edged laminate worktop in a choice of grey concrete effect, grey oak effect, grey marble effect and white mirror chip effect	
Bosch 60cm HBH3401 stainless steel electric built in single oven	
Bosch 4 zone induction hob with Bosch HBH2400 stainless steel extractor hood	
Bosch HBH7300 integrated microwave	
Bosch 60cm fully integrated dishwasher	
Lamona 1.5 bowl inset granite composite white kitchen sink	
Lamona Garda polished chrome mono mixer tap	
Plumbing for washing machine in utility (does not include appliance)	
Plumbing for tumble dryer in utility (does not include appliance)	
Integrated Bosch 70/30 fridge freezer	
Lamona Drayton stainless steel sink and Lamona Arno single lever tap to utility room	
Forbo Enduro luxury vinyl tiles to kitchen area only (not diner) and utility room	
<b>Bathrooms, En-suites &amp; Cloakrooms</b>	
Duravit sanitaryware	
Thermostatic bath shower mixer and slide rail kit in chrome	
Hansgrohe chrome mixer taps to bathroom, en-suite and WC basin	
Choice of Eaton Homes silver range Porcelanosa wall tiles wet areas. Half height to sanitary wall in bathroom and en-suite. Splashback to basin in WC, bathroom and en-suite. Half height to concealed toilets	
Extractor fans to wet areas	
Hansgrohe exposed thermostatic shower pipe with fixed head and hand shower	
Forbo Enduro luxury vinyl tiles to floor of wet areas	
<b>Central Heating/Hot Water System</b>	
Liquid Petroleum Gas central heating and radiators – Worcester Bosch Boiler	
<b>Finishing Touches</b>	
Dulux pale nutmeg colour to walls, white matt ceilings and paintwork	
<b>Electrical, Windows and Joinery</b>	
TV socket to bedroom 1 and lounge	
Mains operated smoke detectors interconnected with battery back-up	
Cat 5e cabling in lieu of standard internal telephone cabling	
Light and power socket to garage	
Wiring for one external light to rear	
Black coach light to front elevation	
Chrome lever furniture to internal and external doors	
White D linear ladder doors internally painted with chrome lever furniture	
Skirting 18X119 SHADOW GROOVE MDF or similar and architrave 18X68 SHADOW GROOVE MDF or similar	
Virtuoso composite front door fitted with IG multi locking system	
<b>External Features</b>	
UPVC double glazed windows and external back door with easy clean hinges, lockable fasteners and white handles with chrome locks	
Tarmac driveway – refer to planning layout	
Turfed front garden	
UPVC maintenance free soffits, rain water goods and exposed rafters	
Cavity insulation	
Wooden gate	
Fibre broadband connection point as per electrical layout	
1.8m Close board fencing to rear garden	
Ivanhoe Westminster brick and Forticrete SL8 grey roof tile	
<b>Structural Warranties</b>	
BLP (Building LifePlans Ltd) 10 Year Warranty	
Eaton Homes 2 Year Warranty	
Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact Wright Marshall sales executive via <a href="mailto:sales@wrightmarshall.co.uk">sales@wrightmarshall.co.uk</a> for further information.	