

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 Bathrooms, En-suites & Cloakrooms 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 Central Heating/Hot Water System Liquid Petrolium Gas central heating and radiators – Worcester Bosch Boiler **Finishing Touches** Dulux pale nutmeg colour to walls, white matt ceilings and paintwork **Electrical, Windows and Joinery** 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 two external lights 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 **External Features** 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

Eaton Homes 2 Year Warranty

Fibre broadband connection point as per electrical layout

Ivanhoe Westminster brick and Forticrete SL8 grey roof tile

1.8m Close board fencing to rear garden

BLP (Building LifePlans Ltd) 10 Year Warranty

Structural Warranties

Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact Wright Marshall sales executive via sales@wrightmarshall.co.uk for further information.