

# OTTER VIEUX

## Specification

### The Full Features

**The Buttercup**  
4 bedroom house

**The Primrose**  
4 bedroom house

#### Kitchen

Comprehensive range of locally manufactured contemporary and traditional kitchens with soft close doors and drawers and as standard



Choice of worktops & upstand\*



Stainless steel one and half bowl sink with mixer tap



Integrated oven



Ceramic hob



Glass splashback to hob



Integrated extractor fan



Integrated dishwasher



Integrated fridge freezer



Flush ceiling lighting with low energy LED bulbs over kitchen units



Decorative central light in kitchen



Choice of Porcelanosa floor tiles\*



Choice of Porcelanosa floor tiles in utility\*\*



#### Bathroom

Electrical shaver point



Sleek high quality monoblock mixer taps to basin, thermostatically controlled bath shower mixer tap and minimalist chic bath filler



Luxury heated chrome towel rail operated from heating system



Roca Laura sanitaryware



Choice of Porcelanosa floor tiles\*



Choice of Porcelanosa wall tiles\*



Low voltage ceiling down lighting



#### En-suite to bedroom 1

Electrical shaver point



Thermostatic shower on variable riser with shower head



Merlyn glass shower screen



Roca Laura sanitaryware



Sleek high quality monoblock mixer taps



Luxury heated chrome towel rail operated from heating system



Choice of Porcelanosa floor tiles\*



Choice of Porcelanosa wall tiles in shower and designated areas\*



Low voltage ceiling down lighting



\* Dependent on stage of construction and point of plot reservation

\*\* Where appropriate

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### The Full Features

	The Buttercup 4 bedroom house	The Primrose 4 bedroom house
<b>Cloakroom</b>		
Roca Laura sanitaryware	●	●
Sleek high quality monoblock mixer tap	●	●
Choice of Porcelanosa floor tiles*	●	●
Choice of Porcelanosa wall tiles*	●	●
<b>General Internal</b>		
Elegant and exceptional quality contemporary oak finished internal doors with solid oak handrails to stairs**	●	●
Modern high quality chrome door furniture with contemporary handles on round rose and high performance hinges	●	●
Low cost in use air source heat pump	●	●
Full central heating and sleek compact radiators for efficiency with thermostatic radiator valves to first floor	●	●
Under floor heating to ground floor	●	●
Soft white painted walls with smooth white ceilings	●	●
TV, telephone and USB points in living room (TV aerial not included)	●	●
All properties are fibre enabled	●	●
Mains wired smoke detectors with battery backup	●	●
NHBC10 year warranty cover against structural defects following the date of build	●	●
<b>Exterior</b>		
Entrance porch and rear garden fitted with contemporary light	●	●
Front entrance door with high security locking mechanism and chrome ironmongery	●	●
Roof in traditional natural slate whose high levels of insulation ensure low home running costs	●	●
Traditionally constructed homes	●	●
Low maintenance high quality external uPVC double glazed windows and french doors** with matching uPVC fascia and soffit along with low maintenance guttering and downpipes	●	●
Paving and large patio areas finished with contemporary textured buff paving slabs	●	●
Rear gardens landscaped with turf	●	●
Rear gates fitted**	●	●
1800 close board fencing with decorative cap dividing gardens and matching gates **	●	●
Attached garage having light and power	●	●

\* Dependent on stage of construction and point of plot reservation

\*\* Where appropriate