

The Full Features

11, 12, 13, 14, 20, 21, 22 & 23
The Beaufort
 Five bedroom house

15, 16, 17, 18 & 19
The Admiral
 Four bedroom house

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General Internal

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	•	•
Full gas central heating and sleek compact radiators for efficiency with thermostatic radiator valves and luxury heated chrome towel rails from boiler (not electrical) in bathrooms	•	•
Soft white painted walls with smooth white ceilings	•	•
TV socket***, telecom point and USB points in lounge	•	•
Mains wired smoke detectors with battery backup	•	•
NHBC 10 year warranty cover against structural defects following the date of build	•	•

Family Room / Bedroom 5

TV socket*** and telecom point	•	•
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Ground Floor Shower Room

Electric shaver point	•	
Thermostatic shower on variable riser with shower head	•	
Merlyn glass shower screen	•	
Roca sanitaryware	•	
Sleek high quality monoblock mixer taps	•	
Luxury heated chrome towel rail operated from boiler (not electrical)	•	
Choice of Porcelanosa floor tiles*	•	
Choice of Porcelanosa wall tiles in shower and designated areas*	•	
Low voltage ceiling down lighting	•	

Cloakroom

Roca sanitaryware		•
Sleek high quality monoblock mixer taps		•
Choice of Porcelanosa wall tiles*		•
Choice of Porcelanosa floor tiles*		•

Garage

Power and light to garage	•	•
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Kitchen

Choice of comprehensive range of locally manufactured contemporary and traditional kitchens with soft close doors and drawers*	•	•
Choice of laminate worktops and upstands*	•	
Choice of silestone or caesarstone worktops and upstands		•
Stainless steel one and half bowl sink with mixer tap	•	•
Integrated eye level double oven		•
Integrated microwave	•	•
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*	•	•

* Dependent on stage of construction and point of plot reservation

** Where appropriate

*** TV aerial not included

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Utility

Choice of comprehensive range of locally manufactured contemporary and traditional kitchens with soft close doors and drawers and as standard all with boiler housing*	•	•
Choice of laminate worktops and upstands*	•	
Choice of silestone or caesarstone worktops and upstands		•
Stainless steel sink with mixer tap	•	•
Choice of Porcelanosa floor tiles*	•	•

Study

Telecom point	•	•
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Bedroom 1

TV socket*** and telecom point	•	•
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En-suite to bedroom 1

Electrical shaver point	•	•
Thermostatic shower on variable riser with shower head	•	•
Merlyn glass shower screen	•	•
Roca sanitaryware	•	•
Sleek high quality monoblock mixer taps	•	•
Luxury heated chrome towel rail operated from boiler (not electrical)	•	•
Choice of Porcelanosa floor tiles*	•	•
Choice of Porcelanosa wall tiles in shower and designated areas*	•	•
Low voltage ceiling down lighting	•	•

Bedroom 2

TV socket and telecom point	•	•
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* Dependent on stage of construction and point of plot reservation
 ** Where appropriate
 *** TV aerial not included

En-suite Bedroom 2

Electrical shaver point		•
Thermostatic shower on variable riser with shower head		•
Merlyn glass shower screen		•
Roca sanitaryware		•
Sleek high quality monoblock mixer taps		•
Luxury heated chrome towel rail operated from boiler (not electrical)		•
Choice of Porcelanosa floor tiles*		•
Choice of Porcelanosa wall tiles in shower and designated areas*		•
Low voltage ceiling down lighting		•

Exterior

Entrance porch and rear garden fitted with contemporary light	•	•
Contemporary front entrance door with high security locking mechanism and chrome ironmongery	•	•
Outside tap	•	•
Roof in traditional natural slate with high levels of insulation to ensure low home running costs	•	•
Traditionally constructed homes with facing brick elevations	•	•
Low maintenance high quality external uPVC double glazed windows and french doors** with chrome ironmongery and matching uPVC fascia and soffit along with low maintenance black colour guttering and downpipes	•	•
Driveways and parking areas finished with brick paviours	•	•
Paving and large patio areas finished with contemporary 450mm x 450mm textured buff paving slabs	•	•
Rear gardens landscaped with turf	•	•
Rear gates fitted**	•	•
1800 close board fencing with decorative cap dividing gardens and matching gates **	•	•

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