

Brussels • Marseille • Seville • Seville Special • Valencia Special

KITCHEN

Fully fitted kitchen with floor and wall units to include cornice, pelmet and continuous plinths. Work top with upstands. Choice of finishes from builder's range

Electric double oven, gas hob with splash back, chimney hood all in stainless steel

Inset 1½ bowl stainless steel sink

Integrated fridge freezer

Integrated dishwasher

Integrated Washing machine (Valencia Special only)

Vinyl flooring

UTILITY ROOM (Excludes Valencia Special)

Single bowl stainless steel sink

Plumbing for washing machine

Vinyl flooring

BATHROOM, EN-SUITE AND CLOAKROOM

White sanitary ware with chrome fittings

Thermostatic shower with shower door enclosure to en-suite

Partial tiling to bathroom; fully tiled shower area to en-suite. Splash back tiling to cloakroom. Choice from builder's range

ENERGY SAVING FEATURES

Cavity wall and loft insulation to current building regulation standards

Energy efficient Sedbuk A central heating boiler (Seasonal Efficiency of Domestic Boilers in the UK)

Kitchen appliances - A Grade energy efficient

Low energy light fittings and bulbs

Dual flush WCs

GENERAL

10 year NHBC Buildmark cover

Homebuyers are protected by the Consumer Code for Home Builders

Low maintenance PVCu double glazed windows and fascia boards

Steel panelled, half glazed external doors

Internal doors white panelled with chrome furniture

Smooth finish to ceilings with white emulsion

Magnolia finish to walls

White gloss finish to woodwork

ELECTRICAL

Will comply with NHBC requirements

Shaver point to bathroom and en-suite

TV aerial point to lounge and master bedroom

BT point to lounge and master bedroom

Spur provided in lounge for electric fire

Power point and light to garage

Mains operated intruder alarm

Mains operated smoke detectors with battery backup

Mains operated door bell to front door

Exterior light to front

EXTERNAL

Gardens turfed to front and rear

Patio area to rear

Tarmac finish to driveway

Landscaping and fencing as per approved plans

