

# OUR SPECIFICATION



## KITCHENS

Fully fitted Symphony Woodbury kitchen  
Laminated worktops and upstand  
Boiler housing  
Soft door closers  
Stainless steel splashback behind hob  
Inset 1½ bowl stainless steel sink  
Bristan Cinnamon mixer tap  
Indesit stainless steel 4 ring gas hob  
Indesit stainless steel built in single oven  
Indesit stainless steel extractor hood  
Plumbing for washing machine  
Spot lights in kitchen (3)  
Spot lights in kitchen/diner (6)  
Vinyl flooring to kitchens, kitchen/diners, and WC's

## BATHROOM AND WC

Ideal white toilet, WHC and bath  
Bristan bathroom taps  
Alto Ecothermo mixer bar shower above baths  
Roman glass shower screen to showers over bath  
Porcelanosa full height tiling to 2 or 3 walls (dependant on layout) around the bath  
Porcelanosa half height tiling to WC and basin wall in main bathroom  
White radiators in bathrooms, WC and en-suite  
Vinyl flooring to bathrooms

## ELECTRICAL

White pendants or bulkhead light fittings  
Chrome sealed dome light fitting bathroom and WC

## ELECTRICAL (CONT)

Shaver socket to bathroom  
White plastic switches and sockets to entire house  
External light to front and rear of home

## FINISHES

White 6 panel doors  
Chrome door furniture  
White emulsioned walls and ceilings  
White painted woodwork

## GENERAL

Fully turfed front and rear garden in accordance with the landscaping plan  
Paving slabs as per landscaping plan  
Rear garden boundary fences as per landscaping plan

\*Upgrades are available, please ask for further details.

# SUSTAINABLE LIVING

## ECOLOGICAL



- Integrated bat and bird boxes.
- Forming new ponds and ecological enhancements for existing wildlife, such as Great Crested Newts.
- Working closely with Natural England ensuring local wildlife are protected, both throughout the development and during its use.
- Carefully designed soft landscaping and planting to include native species of trees, shrubs and planting encouraging natural biodiversity.

## ENVIRONMENTAL



- Properties designed to a minimum SAP rating of B.
- A "fabric first" design approach, 125mm of insulation within the external walls, 450mm of insulation within the lofts and insulated beam and block flooring, keeping houses warmer and using less energy.
- Houses designed with low air permeability to reduce warm air escaping through draughts.
- Highly efficient gas combi boilers designed to efficiently heat water on demand rather than storing hot water.
- Low energy bulbs installed throughout the house.
- Designing the scheme with Sustainable Urban Drainage (SUDs) to manage surface water across the site and avoid discharging large amounts of storm water into the system during heavy rain, reducing localised flooding.