

All kitchens include:

- Quality designed units with laminated worktop (available in a variety of colours)
- Sensor controlled LED down lighters will be provided to under wall units
- Appliances including a double range cooker with stainless steel extractor hood and stainless steel splash back
- Integrated dishwasher and fridge freezer
- A 1 ½ bowl stainless steel sink with chromium plated monobloc mixer tap
- Space for a washer / dryer in the adjoining laundry room.

We can also provide the following optional extras:

** An integrated washer / dryer*

** A full range of floor tiling options*

** A kitchen worktop upgrade to granite/silstone with matching upstand and single bowl under-counter mounted sink and monobloc single lever chromium plated tap.*

All bathrooms include:

The latest White sanitary ware and ceramic floor and wall tiling as standard.

Bathroom: -

- A close coupled WC with matching seat, pedestal basin/counter top basin, fitted with a chromium plated monobloc mixer tap
- Bath with matching front panel, fitted with chromium plated monobloc mixer tap
- Separate shower (if indicated) with a Simplicity shower tray, shower enclosure and wall mounted shower mixer
- Polished Chrome dual heated towel rail
- Half height wall tiling is applied around the bath (full height if shower provided) and appliance walls.

En-suite: -

- Close coupled WC with matching seat, pedestal basin fitted with chromium plated monobloc mixer tap and pop up waste
- Shower tray and shower cubicle with pivot door. Surface mounted chromium plated thermostatic mixer and slide bar
- Polished Chrome dual heated towel rail
- Full height tiling in shower cubicle half height to appliance walls.

We can also provide the following optional extras:

** Full height tiling above the bath to accommodate an additional shower fixture.*

External features include:

- Pre-landscaped front and rear gardens with turf laid to front and rear, a paving slab path and patio with timber fencing and side gate
- External taps to the rear of each property
- A garage with an up and over steel door with internal light and double socket
- Sealed double glazed UPVC unit windows
- Painted steel faced security door with obscure vision panel, multi-point deadlocking system, security chain, letter plate and spyhole
- PIR external light fitted near the front access with low energy switched external light to the rear access.

Internal features include:

- Each home comes with a high efficiency condensing gas fired central and hot water heating system with mains pressure domestic hot water
- Individually thermostatically controlled radiators are installed in all habitable rooms
- Built-in wardrobes in the master and second largest bedrooms
- Down lighters in the kitchen, bathroom and en-suites, with pendant fittings provided in all other rooms.