

# Design Specification

## Finishes

- Skirting boards and architraves finished to a high standard.
- Smooth plastered walls and ceilings painted in a neutral white shade.
- Soft wood staircase with luxury oak handrail
- Hardwood, lacquered luxury oak doors with high quality, stylish ironmongery
- Double glazed, energy efficient PPC aluminium windows.
- Double glazed bi-fold doors leading to the patio.

## Bathrooms & En-Suites

- High quality, contemporary sanitary ware.
- Modern taps and fittings throughout the whole property.
- Bathrooms and en-suites feature luxury floor and wall tiles.
- Shower cubicles/baths will have a clear glass shower screen.
- Extractor fans in all bathrooms and en-suites.
- Feature mirrors and shaver sockets provided in bathrooms and en-suites.

## Flooring

- Luxury carpet on the stairs and upstairs\*.
- High quality wood flooring fitted to the ground floor \*.

## Kitchen

- The kitchen is equipped with hand crafted, soft close cupboard doors and a stylish worktop\*.
- It will feature high quality, top of the range fully integrated appliances including a 5-ring hob, double built-in oven with grill and fridge/freezer.
- High end dishwasher and washing machine will also be installed.

- Stylish 1 ½ sink with boiling hot water tap

*Kitchen upgrades are available providing early involvement in build.*

## Central Heating & Hot Water

- Efficient central heating system including underfloor heating to the ground floor.
- Towel radiators in all bathrooms and en-suites.

## Electric & Media

- White switch plates and sockets throughout\*.
- TV and USB points in living room and master bedroom\*.
- Media cabling ready to receive TV aerial & Satellite dish.
- Pendant light fittings in appropriate rooms, with low energy lighting and downlights.
- CAT 6 cabling throughout the property.

## Safety

- Security lighting, and external lighting at all exits to the house can be installed as an optional extra\*.
- CCTV and/or a burglar alarm can be installed as an optional extra\*.

## External Features

- A spacious patio finished with attractive slabbing to approved layout.
- An EV charging point for a car\*.
- External tap at rear.
- A sizeable, stylish Garden Studio available as an optional extra\*.

## Optional Upgrades & Extras \*

- Wooden or quartz upgraded work top.
- A wine fridge/rack installed in the kitchen.
- Upgrades on Kitchen Appliances.
- Illuminated mirror in the bathroom.
- Upgrades on bathroom's appliances/ sanitary ware.
- Built in wardrobes designed and installed.
- Radiator variants in length, colour, style etc available providing an early involvement in build.
- Loft lighting and power sources.
- More TV or telephone points can be installed in specific rooms requested by client.
- Upgraded, modern switch plates and sockets available.
- External plug sockets and power points.
- Herringbone flooring as a pose to straight planked.
- Carpet shades can be changed.
- Additional power points for cars available.
- Garden Studio designed and installed.
- CCTV and/or burglar alarm can be installed.
- Security lighting, and external lighting at all exits to the house can be installed.